Dorchester Reporter

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50¢

A portraitist's golden brush

Dot scenes pay off for **Project DEEP**

By Daniel Sheehan ARTS & FEATURES EDITOR

This year, for the 26th year in a row, Neponset-based artist Celia McDonough has spent much of her free time toiling over the 13 watercolor portraits that will grace Project DEEP's 2021 'Celebrate Dorchester' calendar. The annual artworks have become collector's items in the neighborhood since McDonough began the tradition as a fundraiser for Project DEEP (Dorchester Educational Enrichment Program), a tutoring and test prep non-profit started by her son Brendan in 1995. The 78-year-old McDonough

didn't begin painting until her 30s, when she began taking workshops and enrolling in night classes at the Mass College of Art and Design. "I only paint watercolor, and that's pretty much the only kind I've done for the last 40 years," she said in a recent interview. "That's what I enjoy."

Her works capture the natural beauty and rich history of Dorchester, often evoking bygone eras or timeless land-



Celia McDonough with one of her portraits of iconic Dorchester Daniel Sheehan photo

scape views. Certain go-to "fallbacks" include Dorchester Bay, the Walter Baker Chocolate Factory (you can do it from every angle and come up with something different, she noted), the Neponset River, and still-lifes of Dorchester pottery.

This year's calendar includes past scenes of Meet-(Continued on page 12)

restrictions, citing risks of virus surge to healthcare system By State House News Service AND REPORTER STAFF recreational businesses and performance venues.

Baker resets public

Massachusetts will take a step back in its reopening plan, Gov. Baker announced Tuesday as he moved to lower the maximum size for outdoor gatherings and close some indoor

"The rate Massachusetts residents are getting infected and the rate at which they are needing medical care, if all continues to move at this pace, is simply not sustainable over time, and our healthcare system will be put at risk," he said.

Baker said that capacity limits will also be reduced to 40 percent for "pretty much everything else," including gyms, libraries, museums, retail stores, houses of worship, and movie theaters. The changes will take effect on Sunday. There will also be "strengthened" guidance on mask-wearing, and the maximum party size for restaurants will be lowered from 10 to 6, with a time limit of 90 minutes, Baker said.

The steps follow an announcement Monday that hospitals will begin curbing elective procedures starting Friday, with Baker saying that new infections and hospitalizations recorded since Thanksgiving reflect "disturbing trends."

While the vaccines that are scheduled to begin arriving in Massachusetts this month offer hope, he said, "we cannot

(Continued on page 4)

Affordability, jobs focus of latest huddle on plan for Bay City development

By Katie Trojano REPORTER STAFF

Some 200 people logged on to a virtual meeting last Wed., Dec. 2 as the principals from Accordia Partners LLC delved into economic impacts and housing affordability specifics for their massive Dorchester Bay City development along the Colum-

bia Point waterfront and later engaged in a question-and-answer segment with those who took part in the

This was the last in a five-part public engagement series, hosted by the Boston Planning and Development Agency (BPDA), that was set up to review elements of Accordia's



Architects sketch of a bird's eye view of Dorchester Bay City.

plans to transform the 34-acre site into a new community with a mix of housing, retail, and public space.

"We believe that a job to afford a home to rent or own and build wealth with plus the improved infrastructure to enhance access amounts to inclusion," said Richard Galvin, one of the two principals at Accordia with Kirk Sykes. "All three of those things are an important part of what you have heard us call the three-legged stool. The plan is to work creatively in partnership

(Continued on page 10)

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Question: What is the value in upgrading three-deckers to fit in a carbon-neutral community?

'Future Decker' series hopes to find the answer

By KATIE TROJANO REPORTER STAFF

The Boston Society of Architects held a virtual conversation about sustainable homes and energy retrofits for small- to middle-scale housing last week as a part of its upcoming exhibition, the "Future-Decker Series."

The series features discussions with residents, architects, and designers as they share and learn from one other about the past, present, and future of the iconic building that's prevalent in Dorchester and other Boston neighborhoods: the three-decker.

Speakers touched on the architectural, economic, and, ultimately, social value of retrofitting three-deckers to be sustainable as part of the city's carbon neutrality goals.

Kat Eshel, the city's Carbon Neutrality Program manager, pointed to Mayor Martin Walsh's commitment in 2017 to reach carbon neutrality by 2050, and added that the city has been able to cut its emissions by 20 percent since 2005.



Taft Street hosts a three-decker lineup.

"But that means that we're not moving fast enough. We're kind of on track to meet that blue line but we are way above that red line," said Eshel, referring to a chart of the city's carbon emissions displayed below.

"The red line is what we need to be at if we want to get to carbon neutrality by 2050," she said.

She noted that the city has undertaken a (Continued on page 19)



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Sinkhole opens up in Ronan Park; a mystery that is some 40 feet deep

By Daniel Sheehan REPORTER STAFF

A large sinkhole that opened up on a Ronan Park hillside over the weekend has been cordoned off for safety while officials explore what caused the cavity and consider next steps in the repair process. The hole was first reported Sunday afternoon, after which law enforcement officials fenced off the site with sawhorses and caution tape.

Parks Department Commissioner Ryan Woods and members of an on-call engineering crew were on scene at the park Monday afternoon to assess the situation, which Woods said is an "ongoing investigation" that poses no immediate danger now that it is inaccessible to pedestrians or dogs.

"It came out of nowhere," he said. "You can't see the bottom, so we're guessing it's about 40 feet, but we can't be certain.'

The hole is located on the east side of the park near a pathway leading down the hill toward Adams Street. Woods said engineering crews will be checking out the surrounding drainage system with a camera in the coming days to locate the cause of the cavity, naming cracked pipes and a recent bout of heavy rainfall following a months-long drought as possible factors.



A safety net encircles the sinkhole at Ronan Park. At right, the opening runs down 40 feet at least. Daniel Sheehan photos

"In the next week or so," said Woods, "you'll see crews out here investigating and scoping and going through the drainage pipes with a camera to see if there's a crack somewhere...It's not as easy to put someone down a 40-foot hole to investigate it, so that's making it a bit more challenging logistically."

The natural phenomenon appears to be somewhat unprecedented in Boston parks. Woods said he had heard of smaller sinkholes appearing near the sea wall in places like the Seaport, but those were "pothole size, not something like this."

As the re-construction site expands in the coming



days, visitors will be asked not to traverse that part of the pathway. Woods said the hole will be filled in once the probe is finished and the cause is discovered, estimating that would happen by the end of the month.

Police, Courts & Fire

Boston Police arrested a man they say repeatedly shot a man in the area of Adams Street and Victory Road in Dorchester early last Saturday morning. Irwin Garcia, 31, of East Boston, was arrested on a charge of assault with intent to murder at 225 East Eagle St. in East Boston around 1 p.m. on Saturday.

Police say officers responding to a report of gunfire in that area around 3:15 a.m. eventually found a man in a car on Neponset Avenue near Gallivan Boulevard, with multiple gunshot injuries. Several other people in the car, including a young child, were uninjured.

A man arrested by **Boston Police last Tues**day night faces a litany of charges— including armed robbery and as-

Repeated gunshots lead to arrest of an E. Boston man

saulting a police officer- stemming from two incidents near in Fields Corner. Police were called to respond to a reported fight at 216 Adams St. just before 10 p.m. According to a BPD account, a victim claimed that a man accosted him with a box cutter and demanded money from him as he walked near the Domino's Pizza shop. On nearby Robinson Street, police found a suspect matching the original description of the accoster. A second victim told police that the suspect—later identified as 37-year-old

Manuel Andrade— had punched him when the victim refused to give him money.

Once in police custody, Andrade became combative, police say, refusing orders to exit the police vehicle and kicking a police officer in the chest "several times." During a search, BPD officers say they "recovered a metal boxcutter from the suspect's shirt, as well as a counterfeit \$100 bill."

Andrade was charged with armed robbery, assault and battery with a dangerous weapon on a police officer, to wit, a shod foot, possession of stabbed and another

counterfeit bills, assault and battery, resisting arrest, and threats to commit a crime. He was due to be arraigned in Dorchester District Court.

Cambridge Police report arresting two Dorchester men after a third man was stabbed and a fourth beaten up in a parking lot behind a building just over the line in Belmont off Brighton Street around 6:30 p.m. last Friday, Dec. 4. Cambridge Police say that Belmont officers arrived to find one man with fresh scrapes and contusions - and two other men with cuts on their hands. Police say the two men with cut hands had launched a physical attack after an argument during a drug

Arrested: Jean Bastien, 18, of Dorchester, on charges of assault with a dangerous weapon (a knife), armed robbery and assault and battery; and Dijuan Moore, 19, also of Dorchester, on charges of assault with a dangerous weapon (shod foot), armed robbery, and assault and battery.

December 10, 2020

Boys & Girls Club News 17
Opinion/Editorial/Letters8
Business Directory14
Obituaries18
Days Remaining Until
Hanukkah1
First Day of Winter11
Christmas15
New Year's Eve21
Quadricentennial of Dot 3,668

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O'Malley won't seek another council term

Matt O'Malley, who has represented Jamaica Plain, West Roxbury, and Roslindale on the Boston City Council since 2010, will not run for re-election next year. O'Malley made his plans known in a message posted on his website last week, writing:



Matt O'Malley

"I am incredibly proud of our achievements over the last decade, and profoundly excited about the opportunities that lay ahead for our district. This wasn't an easy decision to make, but the right one for me

and my family. While politics (particularly in Boston) can be rough and tumble, the support and votes of confidence this district has given me time and time again is a lot to walk away from. I am forever grateful."

- BILL FORRY

UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS



"Vision for Edward Everett Square, Inc.," a group dedicated to restoring and beautifying the square at the intersection of Columbia Road and Mass Ave., will hold a virtual organizing meeting on Thurs., Dec. 10 at 7:30 p.m. to change its name to "Edward Everett Square Improvement Society" and apply to become a 501,c3 non-profit. According to John McColgan, a longtime advocate for the square and chairman of the current organization, the new iteration of the group will have similar duties but with greater latitude to undertake projects and generate funding. "The organization will have a tri-fold mission of creating and beautifying greenspace; installing and maintaining Dorchester history and community experience," wrote McColgan. "To attain to the Zoom meeting should contact appointment at the Russell Auditorium, these interrelated and interdependent ideals, the non-profit will seek grant funds; real estate development community benefits; and individual contributions for tax free donations. The money will fund programs and projects decided upon by the EESIS executive board in accordance with the corporation charter.

"The business of the meeting will be to elect officers and board members to an existing non-profit, viz. "Vision for Edward Everett Square Inc.", which is not a 501 c 3. The new board will then vote on the new name and by-laws and assign itself responsibility to submit the paperwork necessary for corporate charter changes and obtaining 501 c 3 status. Once 501 c 3 status is attained, the corporation will begin the work of project selection and funding research."

In past years, Vision for Edward Everett Square, Inc. has been responsible for various landscaping and renovation efforts since 1995, including the Dorchester Clapp Pear Sculpture which currently serves as a centerpiece in the square.

public art; and promoting and exploring Those interested in serving as an officer Health Center is offering Covid-19 testing or board member or obtaining the link McColgan at john.mccolgan@verizon.

> McCormack Civic meets virtually on Dec. 15 - The Polish Triangle's John W. McCormack Civic Association will meet virtually via Zoom on Tues., Dec. 15 at 7 p.m. Go to McCormackCivic.org for more info. Or email mccormackcivic@ gmail.com by Sun., Dec. 13 to get a link for meeting. Included on the agenda: an update from the developer of the Willow/ Baker Court development; a summary from John McColgan on plans to start-up a non-profit focused on Edward Everett Square; and an update on planning efforts around Bayside/Dorchester Bay City.

> The City of Boston will provide two hours of free parking at the city's 8.000 metered spaces on Saturdays during the holiday season. The program began on Nov. 28 and runs through Dec. 26. While payment at meters will not be required on these five days, the time limit on the meters will be in effect.

> Covid-19 tests, Flu vaccine at Russell Auditorium— The Codman Square

and flu vaccines to the community by 70 Talbot Ave., Dorchester on Monday, Tuesday and Thursdays from 9 a.m.-5 p.m.; Wednesdays 10:30 a.m.- 7 p.m.; alternating Fridays 9 a.m.-5 p.m. and on select Saturdays (Dec. 5 and 19) from 9 a.m.-1 p.m. Call 617-822-8271 to

Viet Family Stories, Chuyen Gia Đình **2.0** — featuring local artists exploring themes of diaspora, resiliency, memories, mental health, and healing practices in Vietnamese families— will be livestreamed on Sat., Dec. 12, from noon to 2 p.m. on Facebook and Youtube. Bilingual translation will be provided with closed captioning in English and Vietnamese. RSVP for the virtual event and learn more information at tranvuarts. com/vietfamstories

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Georges poised to bring Dorchester court perspective to SJC

By Chris Lisinski STATE HOUSE **News Service**

On the doorstep of reaching the state's highest court, Boston Municipal Court Judge Serge Georges Jr. acknowledged the impact of systemic racism on criminal justice and defended his peers who "try to get it right every day." The latest Gov. Baker nominee for the Supreme Judicial Court, Georges said at his confirmation hearing on Dec. 2 that he could not dismiss the likelihood that "issues that plague society" would be present in the

Asked by Governor's Councillor Robert Jubinville how any defendant could get a "fair shake" given racial disparities in Massachusetts criminal justice data, Georges rattled off the names of fellow BMC judges and argued that there was "no statistical difference" in sentencing by race in that specific court. "It exists. It does," Georges, the son of Haitian immigrants, said about the effects of racism. "But I do say that there are a lot of good people trying to do the right thing every day, and that might not be popular to say, but it needs to be said.

The Governor's Council, which vets and approves judicial nominees, plans to vote on Georges's nomination on Dec. 9, but he already appears to be a lock for a seat on the top court, with most councillors praising him as they questioned him during last Wednesday's hearing. Councillor Terrence Kennedy called the nomination a "home run." Councillor Joseph Ferreira said he "could not think of a better selection."

Perhaps the most explicit acclaim came from Councillor Christopher Iannella, who said he will be "more than proud" to vote for him.

If Georges is approved as expected, the vote will cap off Baker's overhaul of the court and cement a historic feat: All seven active SJC justices will have been appointed by the same governor.

The council recently confirmed Appeals Court Justice Dalila Argaez Wendlandt to a position on the high court and elevated SJC Associate Justice Kimberly Budd to the court's top role following the sudden



Serge Georges, Jr.: Spent years as a practicing attorney before becoming a judge at Dorchester District Court. Sam Doran/SHNS photo

death of former Chief Justice Ralph Gants in September.

Baker's transformation of the court started in June 2016, partway through his first term, when three justices -Robert Cordy, Fernande Duffly, and Francis Spina — announced plans to retire in a short span. He nominated Budd and fellow SJC Justices David Lowy and Frank Gaziano all at once. They were sworn into the top court that August, less than a week apart from one another.

Kicking off Georges's nomination hearing, Baker praised the nominee for packing "an enormous amount of professional experience into his career. People just believe that this is a very special person who respects everyone, respects the law and brings a tremendous amount of intellectual firepower and personal grace to all of his engagements and his interactions."

The 50-year-old Georges spent years as an attorney in both solo practice and at larger firms. Since 2013, when he was appointed by then-Gov. Deval Patrick and confirmed unanimously by the Governor's Council Georges has served as an associate justice in the Boston Municipal Court's Dorchester Division, presiding over the Drug Court from 2014 to 2018. He told the councillors that he sees significant value in speciality court sessions. "get better results than on the regular probationary docket" so long as they are properly staffed.

His background sets him apart from almost the entire field of SJC justices: In the court's centuries-long history, only a handful of district court judges, including current Justice Lowy, have ever risen to the state's top court.

Baker estimated the number is fewer than ten, and possibly even fewer than five, an "astonishingly small" fig-

Multiple speakers last Wednesday, including Baker and several of the witnesses who testified on Georges's behalf, cited that experience as an important feature to bring to the high court to informits decision-mak-

"When you make decisions and you're in conferences and you're in deliberations, you're thinking about how this plays out Monday morning in Dorchester District Court at 9 a.m. when there are 125 defendants sitting in front of a judge, and that's just incredible," Ferreira

Georges said the "maority of the touches that Massachusetts citizens" have with the state's trial court system occur in community courts, a setting where he believes empathy is key.

"It's important to know the difference between a criminal and someone who violated a criminal arguing that they can statute, for all of us, the district attorneys, the defense lawyers, and the judges," he said. "That involves a heck of a lot of empathy to the things that people don't have-holding people accountable, giving them an opportunity to earn dismissals and redemption, but still having

During his hearing, Georges at times declined to outline specific views on broad issues.

an understanding that

there's a whole lot that

people don't have."

He did say he believes that the constitutionally protected rights of lawful gun owners and public safety "can mutually coexist," but on topics such as the possible tension between a conservative US Supreme Court and abortion or voting rights, Georges cautioned that he did not want to violate judicial ethics by answering.

"My view is we would continue to do what we've always done, and if a matter comes before the court that bears on fundamental constitutional rights or the construction of statutory rights, the SJC as it winds its way up will do what they always do: Consider the arguments and make the best decisions that they can," he said.

The court is poised to become more diverse following the latest wave of nominations from Baker and Lt. Gov. Karyn Polito. With Georges, Wendlandt, and Budd, three of the seven members will be people of color, while Budd, Wendlandt, and Elspeth Cypher will ensure that three of the seven justices are

Asked how meaningful it was as the son of Haitian immigrants to be nominated, Georges replied, "I can't say that

EVERYONE NEEDS

it means everything, but I can tell you that it's pretty close."

A range of speakers backed Georges at his hearing, including Appeals Court Chief Justice Mark Green, who jokingly lamented that he had hoped to welcome the judge into his circuit. "He's a very special person, and I'm confident he will be a very strong addition to an already strong bench on the Supreme Judicial Court,' Green said.

Former US Sen. Mo Cowan, who described himself as a "longtime friend" of Georges, said the judge has proven through both his professional work and his personal relationships to be "a servant leader committed to fairness, iustice and honor

"Whether from the bench, in the classroom, or around his barbecue smoker —which produces delights worthy of awards — Serge ever is dispensing wisdom, hard truth, and encouragements designed to help us all be the best versions of ourselves," Cowan said. "If this sounds similar, it is because Judge Georges conducts himself similarly in the courtroom, understanding that we are all works in progress."



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Zoning Board OK's plan to reopen Venice Pizza

The Zoning Board of Appeal on Tuesday approved plans to reopen Venice Pizza at the corner of Savin Hill Avenue and Dorchester Avenue. The pizzeria closed in early 2019 after some 40

Weisman, who owns the building, wants to bring back a neighborhood-friendly eatery, his lawyer, Thomas Miller, told the board at a hearing.

"We're making almost years in business. Jason no changes," except to

upgrade the kitchen and make the restaurant handicap accessible, Miller said. He did not specify a date for the reopening

– REPÖRTER STAFF



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Baker resets public restrictions, citing risks of virus surge

(Continued from page 1)

simply wait for the vaccine to get here."

In Boston, city officials are tracking a significant uptick in transmissions and hospitalizations in the past few days, mirroring an alarming trend in the state that Mayor Walsh warned could be worse than last spring's peak in the crisis. Last Thursday, he said that city officials were increasingly concerned about mounting cases and hospitalizations.

"The feeling that I'm getting here is that these numbers could exceed what we saw in April and May," the mayor told reporters outside Boston City Hall. "Most of these cases where people are getting sick, they went traveling for the holidays and didn't realize they had the virus. By Tuesday, we could be building a field hospital, or we could be talking about numbers getting better in this region. This virus is still deadly."

Dorchester, East Boston, and Hyde Park remained the neighborhoods with the highest positivity rate, Walsh said. Data published on the Boston Public Health Commission's website for the week ending on Nov. 26 show the following positivity rates for Dorchester and Mattapan: Dorchester 02122/02124 at 14.9 percent; 02121/02125 at 15.8 percent; Mattapan at 11.5 percent.

The mayor advised Bostonians over the age of 65, or those experiencing health complications, to take extra care and stay home as much

and urine samples, if asked.

Department of Health and Human Services.

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Gov. Charlie Baker pulled on a mask, branded with the state's #MaskUpMA slogan, after announcing a series of reopening rollbacks and other measures like tightened facemask requirements on Tuesday.

Sam Doran/SHNS photo

BOSTÓN) MEDICAL

as possible. "I think if you're over 65 you shouldn't be in a restaurant and you shouldn't go to certain spaces," he said. That's been a consistent message since the beginning of Covid-19. People have to make a judgement call on that and be very careful," he said. "And it's not just for those over 65; if you have health issues or breathing issues, you shouldn't put yourself in those situations, either. It's a personal call right now - to put yourself in a situation that you don't want to be in to get this virus."

Walsh urged anyone who traveled for Thanksgiving or attended group gatherings to be tested again. "The biggest part of my concern is coming from the number of hospitalizations going up," he added.

As he announced a tightening of some business restrictions on Tuesday, Baker suggested that the looming expiration of federal unemployment assistance programs have weighed on his decisions. He was asked at a State House press conference whether the passage of additional federal stimulus for states would make it easier for him to roll back reopening guidelines as the pandemic worsens.

"I've been urging my colleagues in Washington for quite a while now to recognize and understand how important it would be for all of their constituents to come together on a plan that either looks like, or is an extension of, the CARES Act that was passed last summer, last spring," Baker responded.

He mentioned the expiration at the end of the month of enhanced federal unemployment assistance payments, including the termination of the Pandemic Unemployment Assistance (PUA) program created by Congress as a life raft in the spring for gig workers and other independent contractors and artists who couldn't work but were ineligible for traditional unemployment benefits.

"Unless that thing gets extended, there will not be an unemployment assistance program in the United States for a whole bunch of folks who, through no fault of their own, are not able to work," the governor said.

Since April, 285,942 eligible claims have been submitted in Massachusetts for PUA benefits and another 1,149,691 eligible claims have been made for traditional benefits. The state's unemployment rate in October sat at 7.4 percent, and the Bureau of Labor Statistics reported that Massachusetts had lost 340,200 jobs since October 2019.

"Those are really important issues when you're thinking and talking about what you're going to do with respect to people's access to work," Baker said, who joined four other Republican governors on Monday to call on Congress to get a

deal for additional coronavirus relief done before the holiday recess.

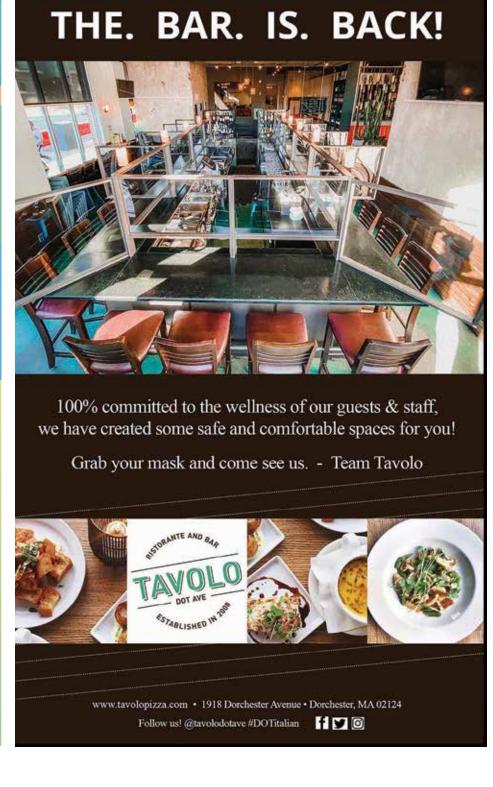
As to the announcement on Tuesday that maximum capacity levels would lowered on Sunday from 50 percent to 40 percent for houses of worship, offices, libraries and businesses including retail shops, health clubs, museums, arcades, golffacilities and movie theaters, the archdiocese of Boston said that afternoon that many of its churches are already limiting their capacity at 40 percent or lower.

"We believe people understand that this is a fluid situation and that it requires all of us to be vigilant in our behavior following the best advice of medical and science experts," Terrence Donilon, spokesman for the archdiocese, said. "This is our way to help keep our family, friends, and fellow parishioners safe, including ourselves. We can continue to participate in our Catholic faith and be safe at the same time."

Donilon added that the archdiocese's pandemic response team is reviewing the governor's latest announcement and will communicate directly to churches, schools, and parishioners if additional guidance from church leaders is required. Though in-person Mass resumed earlier this year, the church has indefinitely suspended the obligation for Catholics to attend Mass on Sunday.

Katie Trojano of the Reporter contributed to this story.





dotnews.com **December 10, 2020** THE REPORTER Page 5

Amid mounting pressure, MBTA re-thinks service cuts

By Katie Trojano REPORTER STAFF

Mayor Walsh this week urged the MBTA to rethink its current plan to eliminate or scale back bus routes, ferries, and other services in an effort to offset a deepening budget shortfall caused by the pandemic. And Walsh's critique along with push-back from other elected officials and the public— seems to be having some effect.

Speaking on Monday outside of the MBTA's Government Center Station alongside other elected officials and union leaders, Walsh urged the T's Fiscal Management and Control Board (FMCB) and legislators to come up with a new plan to cope with a \$579 million budget deficit. The board, which was set to meet on Monday, pushed back a vote on the service cuts package a week, to next Monday, Dec. 14.

Walsh was pointed in his remarks: "I'm asking and demanding that the FMCB go back, sit down with the legislature and come back with an equitable plan. Cutting MBTA service will only set us back further in the commonwealth," he said.

That same day, MBTA General Manager Steve Poftak, describing a "dynamic and rapidly developing" situation, said he would suggest deferring some critical decisions on the service cuts until February, when the agency will formally embark on its fiscal year 2022 budgeting process. Current plans, unveiled in November,



The future of T service remains up in the air for this passenger and many like him. Proposed MBTA cuts include less frequent subway and commuter trains SHNS/File photo

call for cuts to be implemented throughout early 2021. They involve eliminating commuter rail service on weekends and after 9 p.m. on weeknights, shutting down all ferries, scrapping 25 of 169 bus routes including one that runs along Dorchester Avenue between the Ashmont and Andrew stations, and curtailing others, halting subways and buses at midnight, and scaling back more transit options as soon as early next spring.

Tofficials aimed the steepest cuts at routes where ridership has declined the most during the pandemic and in areas where commuters have access to alternatives, but the vast majority of the system, which was hosting upwards of 1.2 million rides a day before Covid struck, would still be affected.

All of the MBTA's core subway lines would run 20 percent less frequently. The Green Line's E Branch would stop running trolleys at the Brigham Circle stop in the Mission Hill neighborhood, replacing the final five stops with bus service for the fewer than 1,000 commuters who use them.

The proposed cuts, Walsh argued, would hurt essential workers that "keep the city running" and cannot opt to work from home, as well as residents with disabilities, and veterans who use the E line to access services at the VA Hospital.

"The plan will also hurt our public health and our climate, cause more crowded buses and $trains\, and\, increase\, the\, spread$ of Covid-19, and ultimately hurt our recovery from the pandemic," he added.

Walsh said that the Biden-Harris administration presents "a turning point in our nation. We'll soon have a new partner in Washington who is actually talking about a federal stimulus package that will progress on the current federal funding for transit which may make the cuts unnecessary."

At-Large Councillor and 2021 mayoral candidate Michelle Wu also called the proposed cuts "short-sighted and dangerous. The push to dismantle public transportation should be remembered as one of the biggest failures of the Baker Administration," she said in a statement.

Mike Vartabedian, a representative from the Machinist Union District 15 and the Public Transit Public Good Coalition, cited a new report projecting that more than 800 jobs could be eliminated if the MBTA moves ahead with major service cuts.

The study, released by the Coalition, also said the job cuts would disproportionately hit Black workers living in communities with high Covid-19 infection rates like Dorchester.

"These planned cuts will hit the communities that have been hit hardest by this deadly pandemic and the workers at the MBTA who have risked

everything while providing vital service," said Vartabedian.

Lee Matsueda, executive director of Community Labor United, cited a recent survey which, he said, suggested that the cuts would result in major layoffs for MBTA employees, pushing hundreds of more people into unemployment and instability.

"It's clear that the bulk of layoffs are likely to come from the ranks of bus and train motor operators.," he said. "This is a group of workers that is largely non-white— 50 percent are Black and about half of them live in communities where Covid rates are above 4 percent," he said.

The largest groups of drivers and operators live in Dorchester where the health and economic toll of the pandemic has been among one of the most in the state - we cannot stand for this," he added.

The T is still running pre-pandemic levels of service, but only transporting slightly more than a quarter as many customers -- and therefore collecting far less fare revenue -- than before COVID hit.

On Monday, Gov. Baker had this to say when asked about the MBTA at a press conference: "I think running empty trains and buses, as a general rule, is bad public policy.

"And I also think the decision to say that we just can't run empty trains and empty buses over and over and over again is a perfectly appropriate response," Baker added.



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"A Christmas Celtic Sojourn" for an interesting year will bring holiday traditions straight into audience's homes

Creative minds, talent, technology triumph over space and time

By SEAN SMITH SPECIAL TO THE REPORTER

Right from the beginning, the idea behind "A Christmas Celtic Sojourn" was to make audiences feel as if they were enjoying the Celtic-flavored celebration of the holiday season in the comfort of their own home – even if they were sitting inside a theater, such as the Cutler Majestic in Boston.

This year, audiences can literally stay at home and see the show, from Dec. 15-20, as if it were in a theatrical setting. Like so many other live events of the past several months, the annual offering of music, dance, and storytelling from Irish, Scottish, and other Celtic, and occasionally non-Celtic, traditions has switched to a virtual format for this year. But thanks to a whole lot of planning, creative thinking, and technological prowess, "Christmas Celtic Sojourn" 2020 might well seem to defy time and space.

WGBH-FM broadcaster Brian O'Donovan, the "Christmas Celtic Sojourn" creator, host, narrator, and occasional performer, will be joined by an ensemble led by multi-instrumentalist Seamus Egan and harpist/pianist Maeve Gilchrist – the show's music director and assistant music director, respectively - that will serve as accompanists for song and dance segments and take the lead on instrumental numbers: Jenna Moynihan (fiddle), Owen Marshall (bouzouki, harmonium), Maura Shawn Scanlin (fiddle, vocals), Conor Hearn (guitar, vocals) and Chico Huff (bass).

Also part of the proceedings will be special guests contributing performances from remote locations: singers Cathy Jordan, Eilis Kennedy, Mairi Campbell, Siobhan Miller, Hannah Rarity, the quartet Windborne, as well as O'Donovan's daughter Aoife and her husband Eric Jacobsen; and dancers Cara Butler and Nic Gareiss.

"Christmas Celtic Sojourn" has cultivated a movable-feast persona over the years, touring elsewhere in Massachusetts and other parts of New England before finishing up at the Cutler Majestic. And that aspect will hold true this year, in both real and symbolic ways that are equally meaningful. Each performance will be presented in collaboration with a "Christmas Celtic Sojourn" partner venue: the VETS in Providence (Dec. 15), the Hanover Theatre in Worcester (Dec. 16), the Zeiterion in New Bedford (Dec. 17), the Shalin Liu Performance Center in Rockport-where the 2020 production was recorded – (Dec. 18) and the Cutler Majestic (Dec. 19); all shows will be streamed beginning at 7:30 p.m. The final performance will take place at WGBH, which has provided extensive support for "Christmas Celtic Sojourn," on Dec. 20 at 4 p.m.

A portion of every ticket purchased—they are available at christmasceltic.com—will go to support a partner venue. Each show will be in real time, and available on demand



Jenna Moynihan, left, and Maura Shawn Scanlin, with Owen Marshall (foreground), during preparations for "A Christmas Celtic Sojourn."



The Shalin Liu Performance Center in Rockport proved an inspiring setting in which to produce this year's "A Christmas Celtic Sojourn," which will take place in virtual format December 15-20.

from Dec. 21 until Jan. 2, especially for those who buy

For each night of the show's run, O'Donovan will start off with an introduction that evokes one of these partner venues. "It might be something like 'Well, here we are at the Zeiterion in New Bedford, which has been a beacon of light for so many," he explained. "There'll be local history or local color of some kind mentioned, as if we were indeed right there in that city. Why do this? Because these theaters are all sitting dark, and we want to let them know we're thinking of them. It's our way of saying, 'Here is your Christmas show."

As always, "Christmas Celtic Sojourn" will have its share of both new and familiar faces among the cast. The ensemble will have a distinct Boston/ New England character: Owen Marshall is a member of the Maine-based quartet The Press Gang and has frequently appeared in many Boston-area musical collaborations; Jenna Moynihan, a member of Laura Cortese & the Dance Cards and in a duo with harpist Mairi Chaimbeul, has been in Boston for more than a decade; Maura Shawn Scanlin and Conor Hearn, also locals, perform as Irish/Scottish/Americana-in-fluenced Rakish and as part of the band Pumpkin Bread.

As for the guest performers, Cathy Jordan will be familiar to many as the lead singer of the popular Irish band Dervish and the "Atlantic Fringe" trio The Unwanted. Others have all appeared in "Christmas Celtic Sojourn" before – notably Aoife O'Donovan, who along with her mother Lindsay brought a true family dynamic to the show. Eilis Kennedy is a former LiveIreland.com Female Vocal Album of the Year winner; Hannah Rarity made her solo American debut with the show in 2018, the year she won Young Scottish Traditional Musician of the Year honors; Mairi Campbell has earned acclaim as both a singer and musician (her rendition of "Auld Lang Syne" was featured in an episode of "Sex and the City"); Siobhan Miller, lead singer in last year's production, has won the Scots Trad Music "Best Singer" award three times; four-part harmony a cappella group Windborne's members are veterans of the Boston and New England folk music scene.

Cara Butler, who has toured regularly with The Chieftains and appeared in the show "Dancing on Dangerous Ground," and Nic Gareiss – known for his unique footwork and *joie de vivre* – also have been part of "Christmas Celtic Sojourn."

O'Donovan can remember very well when he had the first inkling this year's "Christmas Celtic Sojourn" was going to have to be reconceived: Appropriately enough, it was after the performance of the "St. Patrick's Day Celtic Sojourn" at the Shalin Liu on March 11 – the only show he and the cast ended up doing.

"It really was 'the night before the world closed down," he recalled. "The situation was getting very concerning, of course, but we were able to get in that one show. And that's when it began to hit me that this pandemic was going to last a long time. I was hoping I was wrong, but within a week or two it was clear we would have to do something different."

This prompted a series of conversations between O'Donovan and his circle of musicians, staff, and other "Christmas Celtic Sojourn" cohorts on live-performance alternatives. As the ideas began to accumulate, they believed they could put together something that would include all the show's

familiar elements, from songs and dances to O'Donovan's readings and musings as well as his on-stage conversations with the artists.

So, earlier this fall, O'Donovan and the core ensemble and technical crew "bubbled up" for two weeks in Rockport – spending the days in the Shalin Liu working on the production and staying the nights at nearby generously donated residences.

"We followed all the protocols," said O'Donovan. "We were tested multiple times, we wore masks and stayed socially distanced as needed. My wife Lindsay would leave food for us on the porch."

One of the more challenging facets of the production was incorporating the special guests, since they were scattered far and wide: Jordan and Kennedy in Ireland; Campbell, Miller, and Rarity in Scotland; Butler in Canada: Gareiss in Michigan; Windborne in Vermont; and Aoife O'Donovan and Jacobsen in New York City. But they were able to record their individual parts and send these to the technical crew, who synched them up with the ensemble track, creating a seamless final product.

"Again, as much as we would've loved to have all these performers with us and on stage, doing it this way made for something very special," said O'Donovan, who lauds the audio and visual technicians for their handiwork. "Cathy Jordan will be singing 'O Come Ye Emmanuel'from a cathedral in Sligo, for example, while Eilis Kennedy will offer a beautiful song in Irish from her family pub in Dingle, Co. Kerry. So you get all these different settings, atmospheres and moods, which adds a lot."

O'Donovan will be eager as anyone to get back to a live "Christmas Celtic Sojourn," but the experience of creating a virtual version has been a revelation. "The pandemic has forced us to make decisions we wouldn't have otherwise, and, of course, some of these were unfortunate - not being able to tour and present the show in our partner venues. But lemonade from lemons: The technology we used gave us great opportunities for collaborations, enabling us to bring in people who could never have been able to participate otherwise, and we were able to move in new directions to create art.

"I really see us incorporating the lessons learned this year in future 'Christmas Celtic Sojourns'—which we hope and trust will be back on stage."

Sean Smith writes for Boston Irish magazine.

The "A Christmas Celtic Sojourn" website, christmas-celtic.com, contains links to this year's performers. It also includes the "A Christmas Miscellany" section, which invites viewers to become patrons for the show; those who do will have access to exclusive show-related video and audio content, and even holiday-related recipes and crafts.

Reporter's People

News about people in and around our Neighborhoods



Bridget Nee-Walsh: Dot-themed products, too.

Irish specialty store on tap for the Village

The Adams Corner retail district is the new home of an Irish-themed store, Babe Mannion's Irish Shoppe, which was expected to open for business this week. The store is owned by Bridget Nee-Walsh, who also operates Southie's Own on West Broadway in South Boston.

Speaking with the Reporter on Tuesday as she was bringing stock into the store, Nee-Walsh said the business would offer products similar to her South Boston business. A Facebook page describes those products as "Irish imports, South Boston apparel, local art, and specialty gift items... From our handmade jewelry to our custom toy boxes and keep sakes, you'll find something for everyone!"

She said she will also offer an array of Dorchester- themed products at the new store, located at PS Gourm er location Boston, Br Roslindale.

786 Adams St., part of the two-story building at the corner of Adams and Gallivan Boulevard.

Two other retailers will soon open in that building, according to property owner John Lydon-PS Gourmet Coffee shop and Top Shelf Bakery, a cookie and bake shop retailer. Other retail stores already there include the Irish Butcher Shop and the China Sky restaurant. Second floor tenants include the Irish Pastoral Centre and other professional offices.

The PS Gourmet Coffee shop will be making a return to the village after a three-year hiatus caused by a September 2017 fire a block away that heavily damaged the Adams Street building that also housed Blasi's Fat Belly Café. PS Gourmet has other locations in South Boston, Braintree, and Roslindale.

BC High Honors for 36 Dorchester, Mattapan students

BC High successfully reopened for in-person learning this past September using a hybrid model, with two cohorts of students coming onto campus on alternating weeks. This model provided all BC High students with completely synchronous learning opportunities throughout the fall, regardless of whether the student was at school or at home. The school also implemented extensive safety protocols to help keep students, faculty, staff, and others safe and healthy during the global pandemic, and plans to continue offering in-person instruction in January.

1st Quarter High Honors Recipients

For High Honors a Sophomore, Junior, and Senior must have at least a 3.80 quality point average and all grades "C+" or higher. Freshmen need a 3.6 quality point average and all grades "C+" or higher. The high honor recipients from Dorchester are:

Dyllan Bui, Thomas

Caulfield, Thomas Flaherty, Brian Nguyen, Syrus Richter, Korey Sam, John Studley, Richard Tierney, Timmy Tran, Jack Burke, Timothy Cole-French, Huy Giang, Donald Le, Ryan Nguyen, James O'Connell, Charles Comeau, Braedan Finnigan, Marvin Le, Matthew Studley, Ruben Berganza, Jamari Carvalho, Matthew Hunt, Zachary Melo and Luke Hugo.

From Mattapan: Alexander Jordan.

1st Quarter Honors Recipients

For Honors a Sophomore, Junior, and Senior must have at least a 3.20 quality point average and all grades "C-" or higher. Freshmen need a 3.165 quality point average and all grades "C-" or higher. Honors students from Dorchester include: Anthony Cellai, Niall Dalton, John Forry, Cole Pessia, Nealon Fernandes, Ezra Richter, Grayson Kamadeu, Anas Tabakh, James Gibbons and Jaron Josephs.

From Mattapan: Kaden Pilgrim.

'Black Voices' focuses on artists' 'hidden' stories of life in Boston

By Daniel Sheehan Arts & Features Editor

Black Voices Boston, a performance project and collaboration between Celebrity Series of Boston and Rafael Palacios. artistic director of the Afro-Colombian dance company Sankofa Danzafro, premiered on the Series website on Dec. 6. Over the past month, seven artists from the Boston area, including several from Dorchester and Mattapan, worked virtually with Palacios to translate their own stories into dance form, compiling a visual storytelling project centering on the Black experience in Boston.

Two of those artists were Marlon Forrester, a painter and community activist from Mattapan, and Shirley Jones-Luke, a writer, poet, and public school educator from Dorchester.

Forrester based his short piece on a poem he wrote titled "If Pain," a reflection on being wrongly detained by the police and accused of shooting an officer when he was a teenager. That experience proved to be formative, said Forrester, and continues to inform the way he is raising his children. "I was thinking about

one of the prompts for the project, which was 'How do you respond to situations that have changed your life?' And thinking back to that situation as a young person, I was really ashamed of it. I was young - 16 - but had the frame of someone who was older and taller, and so I 'fit the description.' I had heard stories growing up in Boston to watch out for the police, but I was a good kid, you know, I wasn't really in the streets like that. I



Marlon Forrester, a painter from Mattapan, is one of seven local artists featured in Black Voices Boston, a new dance performance project.

Photos courtesy Marlon Forrester and Shirley Jones-Luke

thought I was immune to that, but when I shared my story everyone was like, 'That's all that happened?' That story became almost an anthology of other Black stories about the same thing."

Forrester worked with Palacios via Zoom to develop choreography and movements that best express the tone of the poem. "We did that by reflecting on specific passages in the poem and relating them to emotions that could be synthesized through dance: things like breath, sweat, pain, and tears," said Forrester.

In analyzing how the memory has shaped his worldview, Forrester acknowledged that the traumatic experience gave him a deeper sense of determination.

of determination.

"The situation with the police was not a positive situation, but it also built in me a level of drive. It's something that speaks to the reality of, if you're a Black man, you're going to have to do more, ask more of yourself...To me, this performance is about understanding that I could have built a sense of hate, but I used



Shirley Jones-Luke

it as another opportunity to grow and elevate my consciousness."

For her collaboration with Palacios, Jones-Luke drew upon memories of growing up in poverty on Quincy Street and living in a home infested with insects.

"I'd say there's a theme there of poverty and of perseverance," she said. "I had an image in the story of where we grew up, and how our apartment was overrun by roaches. They were a constant part of our childhood; no matter what changed, the overarching thing was the roaches. And it turned out that I made this bond with Rafael over shared experience, since he had grown up in a similar situation with insects."

For Jones-Luke, the vivid memory is not so much haunting as it is a reminder of her and her family's persistence. For her dance, she incorporated a fake cockroach and other props to bring the memory to life.

"I'm working on a series of essays called "Acts of Survival," and this story is one of those acts," she explained. "It draws on my perspective of surviving not just in Boston but in America in general, and how a Black woman moves through the city, through the world...essentially it's showing what we did in terms of the roaches to survive."

She hopes the project will build understanding and compassion by showing people the "hidden" stories that make a person who they are. "You don't know anyone's story just by looking at them. You don't know what they went through just to get to what we've seen. A lot of times people had to fight tooth and nail to get where they are – those are the acts of survival I'm talking

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY

What better gift than an ornament from the Dorchester Historical Sales Shop? We have a new selection of a Paragon Park ornament as well as more of the earlier designs. All at \$10 each. Another gift you can choose is two hours of research by the Dorchester Historical Society for \$60 on the history of a house in Dorchester or Mattapan. If you have a friend or relative with a house in Dorchester, think how nice that would be.

Check out the website sales shop for these and other gifts at dorchester-historicalsociety.org/shop. If you don't want to buy a gift but your holiday spirit includes a fondness for the Dorchester Historical Society, make a donation by going to the website and clicking on the Donate button at the top.

The archive of these historical posts can be viewed on the blog at dorchesterhistoricalsociety.org.





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Holiday shopping at the Society

Editorial

Washington must act on Covid relief

The public health menace of the coronavirus will eventually subside, thanks to the marvels of medical science and, hopefully, a competent, federally led vaccine campaign under the new Biden-Harris administration. But how much more damage can our nation's economy be expected to endure while a $fractured \, Congress - still \, bickering \, and \, posturing$ over a now-long-decided presidential electiondithers and dodges?

It has been nine long months since a legislative package— the CARES Act passed by the US House - brought some relief to American businesses, homeowners, and renters. The emergency funds afforded back in March have been exhausted, but the emergency itself surges on and can be expected to accelerate in the coming weeks. It is unconscionable that Congress has yet to come to agreement on a compromise that will break the stalemate before the calendar year ends and a long, deadly, and depressing winter firmly sets in.

Last week, Massachusetts Gov. Charlie Baker joined four other Republican governors in urging Congress to get a bill passed. "We recognize that there are legitimate differences of opinion on what an ideal package should contain, but these differences pale in comparison to the cost of doing nothing," they wrote. "There is no more room for partisan positioning and political gamesmanship. Congress must come together and take action now.'

The mounting crisis is particularly urgent here in the Northeast and other cold-weather states. Winter temps will take a major chunk of business away from the outdoor patios that have been a lifeline for eateries. Heating bills are piling up for everyone. Eviction notices, despite a US Centers for Disease Control moratorium that ends on Dec. 31, are climbing: 743 new cases were filed in Massachusetts during the week of Nov. 30, the most since last January.

Meanwhile, the scourge of the virus accelerates. Mayor Walsh, clearly frustrated by the post-Thanksgiving bump, warned last Thursday: "The next step is shutting everything down...We've done that before and, you know, we're three weeks away from Christmas." While it may be a last resort, it's hardly an unlikely outcome given the trajectory we are on. Congress and the outgoing president must act this week to protect the nation from economic calamity.

- Bill Forry

Renewed limits and restrictions per Gov. Baker's announcement

On Tuesday, Gov. Baker ordered what could be the first step in a broader reversal of re-opening plans, imposing tougher restrictions on a wide array of indoor and outdoor gatherings, effective Sun. Dec. 13.

Restaurant limitations

- Diners at restaurants will not be allowed to take their masks off when they get to their table, and they will need to stay on unless customers are eating or drinking.
- Table sizes will be reduced from 10 guests to
 - A 90-minute time limit for meals at tables.
- A ban on musical performances on site.
- People are encouraged to only dine with people in their own household.
 - Food court seating will be closed in malls.

Capacity

- Gathering limits at outdoor event venues and spaces will be reduced from 100 people to 50.
- Indoor and outdoor recreational businesses, driving and flight schools, gyms and health clubs, libraries, museums, retail and office spaces, places of worship, and golf facilities will be reduced to 40 percent capacity from 50 percent capacity.
- Outdoor theaters and venues will be limited to 25 percent capacity, or no more than 50 people.
- Those hosting more than 25 people outdoors will be required to notify their local boards of health first.

Closings

• Indoor theaters, performance venues, and high contact indoor recreation sites.

Gyms, Offices

- Clients will need to wear masks at gyms at all times, even while exercising.
- Workers must wear face masks at their place of work except when they are in their individual workspaces or alone.
- Employers are encouraged to close or limit the use of break rooms.

When it comes to funding nonprofits, the specter of racial bias hurts us all

By Chaplain Clementina Chéry SPECIAL TO THE REPORTER

While the non-profit sector is known for drawing the support of dedicated people who selflessly want to make the world a better place, numerous studies show that racial bias often creeps into the funding process, resulting in organizations led by people of color receiving far less money than those led by whites.

The nation's ongoing conversation about race and social justice sparked by the Black Lives Matter movement provides an opportunity for those of us in the non-profit sector to check our own baggage. For too long, organizations supporting Black lives have been unable to generate as much funding as white-led organizations.

Racial bias - personal and institutional, conscious and unconscious - exists in all aspects of American life, so it's no surprise to find it in the non-profit world. But for many nonprofits fighting social ills such as poverty, criminal justice reform, and child health and education, it means they must also struggle against the same biases at the root of those very ills.

At the Louis D. Brown Peace Institute (LDBPI), funding has always been a concern, balancing the amount of services we'd like to provide to the public against what we can provide within our budget. Recently we were overjoyed to receive a \$100,000 grant from the New England Patriots Charitable Foundation, which will go a long way in supporting our work. But it's imperative that large foundations, Fortune 500 companies, and other major donors seek out partnerships with minority-led and minority-focused nonprofits.

The non-profit sector covers a wide swath of private, tax-exempt hospitals, symphonies, higher-education institutions, nursing homes, day care centers, social service agencies, and civil rights and environmental organizations, among many others that make up this important aspect of American

The funding gap between white-led and Black-led organizations is well-documented. One study of more than 140 nonprofits found that white-led groups had budgets that were 24 percent larger than those led by people of color. Groups led by Black women got less money than those run by white women and Black men. And the unrestricted net assets (donations that can be used for any purpose) of Black-led groups were

76 percent smaller than those of white-led groups. The National Center for Philanthropy's Trends 2020 report released in May found that about one in three family foundations have diversity, equity, and inclusion (DEI) initiatives in their 2020 future plans. Newer family foundations are much more

likely to note that they assess DEI outcomes and analyze the racial/ethnic/other demographics of grantees, according to the report.

Bias issues can also impact nonprofits at the staffing level. Since 2017, the Building Movement Project's Race to Lead series has examined data gathered from a national online survey of more than 4,000 respondents working in the non-profit sector. The organization's findings showed that respondents had similar qualifications regardless of race, and that staff of color surpassed white peers in their aspirations to lead non-profit organizations. The data pointed to a range of systemic biases and barriers — not individual deficits — that limit opportunity, access, and advancement for people of color who aspire to executive leadership roles in the non-profit sector.

I know, that's a whole lot of baggage to unpack. But if we are truly dedicated to the ideals that nonprofits are founded upon, we won't shy away from doing the work that's needed.

Donor funding allows non-profits like LDBPI to engage in programs that benefit individuals and families or programs that will spur change to eliminate systemic racism and other social ills. Realizing these goals also means paying for staff that can do the work on the ground in communities, and to craft policy with lawmakers. It's crucial that we have the resources to invest in human capital, and to sustain day-to-day operations.

I co-founded the LDBPI after my 15-year-old son was caught in a fatal crossfire shootout near our Dorchester home in 1993 while he was on his way to an anti-gang violence event at a nearby church. He was deeply concerned with the ongoing violence he and his peers were experiencing and was committed to making his community a more peaceful and just place. The love and commitment he had wasn't limited by race or gender. Can we in the non-profit sector do any less?

Chaplain Clementina Chéry is the founder, president, and CEO of the Louis D. Brown Peace Institute located in Dorchester.

Examination, not zip code, should be key factor in admissions for BPS

In the wake of this pandemic, it is essential to continue to conversation about what the future of public schooling in Boston will look like. As a graduate of Boston Latin School, and a lifelong resident of Dorchester, I believe the exam school administration process needs change, but I also think that an exam should remain the deciding factor of a student's admission.

I agree with others that the zip-code policy is not the way to go for future exams, but that suggested option highlights some important disparities. The problem lies with the accessibility of resources that help students preparing to take the test, and, further, the accessibility of ways to get to the test itself.

I can guarantee that I got into BLS due to my parents' ability to send me to a tutor— and not for cheap money. I had never seen a test like the Independent School Entrance Exam (ISEE) in my life, but I was prepared because I had the privilege of accessing outside help to introduce me to the structure of the exam.

Let me be clear: the administration of the Boston Public Schools has been incompetent for a very long time, and, frankly, I see no promise in the near future. The BPS zip-code decision produced a large amount of backlash, and at the same time it highlighted the disparities within today's exam school system.

A 2018 Harvard study found that the exam schools' student bodies do not reflect the city's diversity, noting, "Black and Hispanic students make up nearly 75 percent of Boston's student-age population, but represented only 40 percent of enrollment at the three schools and only 20 percent of enrollment at the most selective Boston Latin School (BLS).

By increasing accessibility to resources about the ISEE exam, and access to transportation to the exam, the city can work toward a much better system. There is a reason that for decades kids in certain neighborhoods grew up on the path to the "purple palace," while kids in other neighborhoods had no idea the school even existed.

The Boston Public Schools system is continuing

its tradition of failing a majority of their students. Why do administrators continue to allow students who live outside of the city to be enrolled in these exam schools? Why do they continue to do nothing as public school enrollment is in a sharp decline? Why is the capital city of the commonwealth, which is continuously ranked number one in education nationally, failing its own children? Public schools are necessary, and Boston needs to do better. Enrollment is dropping due to Covid-19, but that does not mean every student can simply choose not to go. Many of the city's most vulnerable students need public school resources.

This past year should have been a learning experience for the superintendent showing that all of the public schools need to be revamped. A student's future should not hinge on getting into one of three schools. As a BPS community, the people of Dorchester need to continue to advocate for a better system as a whole, or no change will ever come for the benefit of all the city's students.

Molly Griffin, Dorchester

The Reporter

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Letters to the Editor

Yes, it is safe for seniors at Standish Village

As a senior living professional, I have been getting a lot of questions lately about whether it is safe to move an elderly relative into supportive communal living in the middle of a pandemic.

My answer is unequivocal: Yes! An assisted living community offers a safe alternative to living at home alone, isolated, and lonely. Research has shown that prolonged loneliness is more dangerous to a person's health than lack of physical activity, obesity, or smoking 15 cigarettes a day. On the flip side, the wide-ranging benefits for seniors of interacting with people daily, having a social life, and being engaged in meaningful activities have been well documented.

Seniors who have toured our Standish Village community recently were thrilled that we had resumed daily programs and restaurant style dining. They had no idea! Their families were mostly concerned with safety. Here are my answers to their most common questions related to assisted living and Covid:

 Yes, assisted living is a safe, secure, and highly controlled environment. We have strict safety, sanitizing, screening and testing protocols in place to keep residents, staff, and visitors safe. We are prepared for any potential Covid-19 cases.

• Yes, we remain a vibrant community. Everything you need is right here. Friends, support services, gourmet dining, fitness classes, social groups, religious services, fun activities and entertainment, salon services, and your morning cup of coffee are always just a few steps away.

My 90-minute encounter with Wells Fargo banking

The Mission: Try again to change the preferences on my years-old loan account with Wells Fargo Bank to stipulate online activity only, thereby eliminating paper-by-mail delivery of invoices and other messages.

WELLS FARGO Manage Delivery Preferences

The Winners-To-Be: The environment (less use of paper, postal delivery transportation emissions, etc.); Wells Fargo (less use of paper, en-

velopes, postal costs); and me (an end to the effort needed to move the unopened invoices to the trash and then to the local transfer station).

The Upshot: It can't be done, at least not on this day.

Log on time was 9:40 a.m., log off time was 11:10. My own initial search ended with me in a sort of computer screen box canyon; there were no additional links or a "Continue" or "Next" buttons to click on after a certain point. The only way out was to log off and log in again and click on the phone number for Customer Service.

There followed a conversation with a very courteous representative, who seemed eager to help. When she apparently reached the same "box canyon" that confronted me, she asked if I could hold on while she tried to reach other Wells Fargoians, who, it turned out after three more holds, apparently had other things to do than answer their phones.

She apologized, saying she had done what she could at her level. She then asked if I could hold on one more time so she could reach out to experts in the tech sector of the bank's online operation. I acquiesced.

Marvelous to say, in just a few minutes, a gentleman came on the line and asked the question that is oil on the fire for anyone making such a call who had already given the earlier representative all the details of the matter at hand: How can I help you?

After he was filled in, he managed to get me to the same page that had stumped me and Representative No. 1, but this time the system allowed for one more "Continue" click, which prompted a box to appear with the message: "No accounts are currently eligible for changes to delivery preferences."

This flummoxed Representative No. 2, who mentioned that this probably was a matter better dealt with by Wells Fargoians who worked in more rarefied positions than he did and could I hold one more time. This time I demurred, saying, while there surely must be individuals at the bank who can fix this matter with a single click, some mountains aren't worth the climb to the next level.

TOM MULVOY

- Yes, we have numerous innovative and meaningful daily events for fitness, recreation, socializing, and entertainment. Many seniors make the move to assisted living for support, companionship, and recreational opportunities that aren't available to them living at home alone - this year more than ever. It has certainly been a challenge to safely plan some of the events we took for granted before the pandemic, but we are managing it with clever scheduling, appropriate physical distancing, and the enthusiastic assistance of our wonderful residents.
- Creative small group programming allows for safe engagement, and we offer unique and interactive virtual programming.
- Yes, we have resumed restaurant style-dining. Enjoying meals with others is an important part of living in a community. In order to maintain physical distance, we have limited capacity in our dining room and offer several seatings at each meal. We also continue to follow all state guidelines, cleaning and disinfecting all tables, chairs, and surfaces between seatings.
- Yes, we have systems in place to ensure sufficient, clean air flow. Filters are changed regularly on HVAC systems to maintain air quality, and

vacuums have HEPA filters. We also have an ERE makeup air system, which takes fresh air from outside and brings it inside the building to ensure proper air circulation.

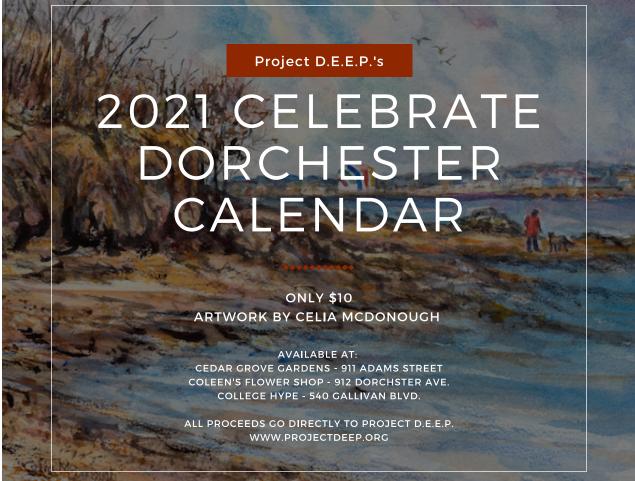
• Yes, we continue to adhere to a stringent deep cleaning and disinfection regimen throughout our building and our staff are fully trained in universal infection control practices.

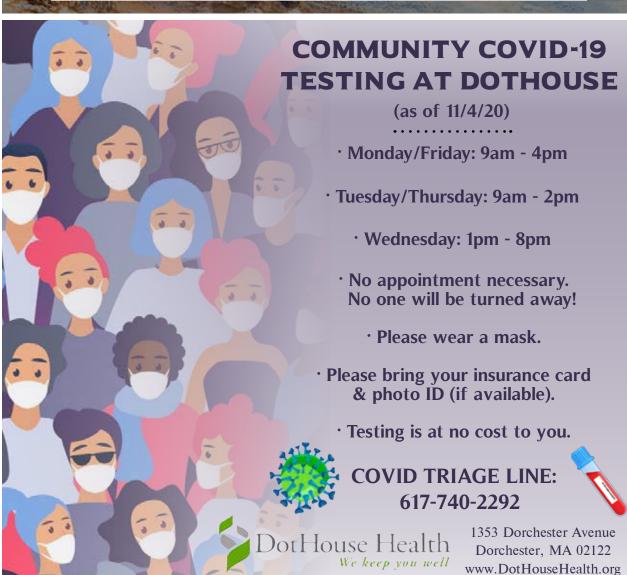
• Yes, we are accepting new residents. We are committed to ensuring a smooth transition into our community with clear move-in guidelines and generous family visiting protocols. We also offer short-term stays for those who might want to move back home when things return to normal after the

vaccine is widely available.

Making the move to a senior community can have its challenges, but in this past year it has also been a real comfort for many families knowing their Mom or Dad is in a supportive and social living environment. Other families can also benefit from this option, especially if they are seeing their elderly relatives struggling, not just with the typical loneliness or depression related to Covid, but with the $\underline{\hspace{0.5cm}} physical\, or\, \underline{\hspace{0.5cm}} \underline{\hspace{0.5cm}} cognitive\, decline\, that\, often\, accompanies$ prolonged isolation.

Julie Williamson **Executive Director** Standish Village, Dorchester





Affordability, jobs are focus of latest Bay City huddle

(Continued from page 1) with the city's Neighborhood Jobs Trust, using job linkage to train workers to be ready for employment in the future."

Taking noted of his position as the former chairman of the Boston Federal Bank, the organization that commissioned the Color of Wealth in Boston Report, Sykes told attendees that the team intends to use Dorchester Bay City as a platform to combat the racial wealth gap, adding that closing the racial wealth gap "needs to be at the cornerstone of everything we do."

The Color of Wealth report is commonly cited for revealing the gap with its finding that the average net worth of white families in Boston amounts to \$247,500, while the net worth of Black families is just \$8.

"We believe that Dorchester Bay City could be the platform for attacking that problem in South Boston and Dorchester through jobs, housing, and economic development," he said.

The entire project could yield as much as \$245 million in lease payments to UMass Boston, which owns the land being developed. Sykes and Galvin estimates the project will account for 25,000 construction and 15,000 permanent jobs, for which, Sykes said, the team "intends to reach out into the neighborhood, train for, recruit, and create contract opportunities and engage folks like everyone on this call."

They dubbed their economic development strategy "the ramp" of access and inclusion,

4. Affordable Business Opportunities | Ground Floor



The project will have a total 155,000 sf ground floor retail, restaurant & civic space

What civic spaces are best designated for the site?

Usable Ground Floor Space Highlighted in Red, including market and affordable retail/restaurant space, and civic spaces.

BAY CITY

ACCORDIA



12/02/2020

which they said would start when permitting begins.

"We're starting now to help people get ready a year-and-ahalf-away from any construction starting and more than three-and-a-half years before anybody would be occupying the buildings," said Sykes.

Commercial space makes up about 75 percent of the 18-block site, with the remaining 25 percent allowing for residential buildings with 1,740 units. The team aims to fill the 155,000 square feet of ground floor retail, restaurant, and civic space with local busi $ness\,owners\,who\,could\,provide$ affordable options.

"We want to open up a discussion about affordable retail," said Galvin. "We know one of the big challenges—especially today — for any small business or restaurant owner is finding low-cost retail space to attract local vendors and operators." He added that the developers will work with the Community Advisory Committee to develop a "game plan ... whether it's lower rent, a lot of TI (tenant improvement) packages, or some combination thereof to get local vendors and restaurants into their space from South Boston, Dorchester and other neighboring communities."

The developers discussed their plans to include broadbased affordability within the new neighborhood by exceeding the number of units required by Boston's **Inclusive Development Policy** (IDP), which stipulates that developers of projects with ten or more units support the creation of income-restricted or "affordable" housing.

Under the current formula, Accordia must set aside 226

affordable units at 70 percent Area Median Income (AMI). The developers say they will pledge 261 units at 60 percent AMI. And while the city requires that Accordia pay \$32.9 million into funding off-site housing, the team proposes to pay \$56.4 million.

Rental limits for affordable units could range anywhere from \$455 to \$1,125 a month for a studio and \$652 to \$1,672 for a three-bedroom unit. Accordia also proposes to pay 100 percent of the housing linkage— which amounts to \$10 million— when they receive a building permit, instead of paying it over several years after occupancy.

Galvin said they hope "to attack the displacement issues by getting housing built sooner," roughly 24-26 months before Accordia would be required to pay the off-site money. They intend to work with the Dorchester-based Massachusetts Affordable Housing Association (MAHA) and other organizations to focus those funds on creating homeownership in South Boston and Dorchester.

"We want to turbo-charge [MAHA's first-time homebuyer program] with this money and use various financing strategies that are currently available to create and preserve more than 500 homes in the area neighborhoods, but, more importantly, to help people buy a first home and start to create wealth," said Galvin.

During the public comment (Continued next page)

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A community member goes detail hunting at the meeting

Quite a few of those who engaged in last Wednesday's informational session had specific concerns. One of them, Markeisha Moore, engaged in a substantive back-and-forth with Accordia developers Richard Galvin and Kirk Dykes on affordability and job accessibility for community residents.

Moore: "I just want to be clear. At 60 percent AMI, a household of one person has to be making \$50,000 a year, and that is well above what more than half of the people who live in this community make. You haven't really touched on the makeup of the units,

and if you're building for the people in this community, there would have to be family sizes."

Galvin: "Part of the conversation going forward as to what is the right mix — typically, they replicate what the overall mix of the market-rate units are, but we aren't there yet in terms of unit breakdowns and size."

Moore: "When do you think you will be there? Are you starting this project with the inclusion of neighborhood input or are you planning on starting this project with a lot of 'let's see what happens' because we've already had those— with Sea-

port, with Kendall. For a project of this size, I would think that when you come into it you would be very clear on what's going to happen and what you're going to do. That's a lot of money and displacement to be put on 'let's see what happens.' The community needs to be reassured."

Galvin: "Details regarding specific unit sizes would come before any building could start."

Moore: "We don't only need to have the construction and maintenance jobs. We need to be a part of it, and have those long-term tech jobs, and whatever you have to do to invest in our students and the people in this community to be able to attain those jobs and keep them and afford to be in those apartments. Then people will know this is for our community and that you're not building this for people who are going to come in from outside, out-price us, live there, and then out-price us in the surrounding communities because they have the techjobs. We can't compete with those people who will be looking for housing. There's not going to be enough on that site."

Sykes: "We very much agree with you and we are committed to putting the job training in place at all levels. We've already started doing the outreach for those permanent higher paying jobs to help figure out how to do that training and include local residents."

(Continued from page 10)

session, which lasted about two hours, several people praised the team's affordability plan. Symone Crawford, the director of homeownership education at MAHA, offered background context to the plans to support affordable homeownership.

"Last January, MAHA members developed a proposal for investment in affordable homeownership and first-generation homebuyers and presented it to Accordia. Since then, we have discussed this massive development and the need for increased development impact fees or linkage," she said.

"We have engaged over 250 community members in three meetings with Accordia over the last 10 months and the result of this organizing is that we have a verbal commitment from Accordia to pay linkage fees as previously discussed – 44 percent above the city's requirements – on the stateowned Bayside site even

though that's not required, and to pay up front as each building is permitted rather than within 8 years and to pay higher linkage fees on any building permitted after the city raises the requirement above 13 percent.

This funding could provide hundreds of affordable homes for first-time homebuyers with household incomes between \$50,000 and \$100,000. Crawford added that their oral agreement still must be put in writing, in the form of a memorandum of understanding with MAHA.

Fatima Ali-Salaam, chair of the Greater Mattapan Neighborhood Council, asked where anti-displacement funds would be deposited and suggested that they could be spread out among community banks. "You spoke about equity capital, and for banks, for every \$11 deposited, \$1 goes into the equity capital fund," she said. "In order to have a real impact in any community, especially one like Dorchester,



A rendering from a Dec. 2 presentation shows a view of the proposed Dorchester Bay City development on Columbia Point.

Image courtesy Accordia Partners LLC

which has a majority low to moderate income residents, how is that money going to be circulated?" she asked.

Sykes called the suggestion a "great idea. I think we have the interest in aligning ourselves with the people who can leverage what we can provide... Whoever can align themselves with creating homeownership in the surrounding neighborhoods would be a great partner and we're more than happy to consider diverse, local partners," he said.

Lori Hurlebaus, a Dorches-

ter resident, called the city's current IDP formula "woefully inadequate" and asked if Accordia would adjust its own plans if the mandated policy is changed. Galvin replied that Accordia would "do what's on the books" and adjust their IDP if the city's policy adds increases.

Hurlebaus also had a question about Accordia's commitment to an anti-displacement fund: "This land is leased for 99 years... is the \$10 million going to happen once?"

Aisling Kerr, BPDA project

manager, explained that the review process for Dorchester Bay City is only in its first phase. "The DBC is a large project, so it necessitates the formation of an IAG (Impact Advisory Group) and requires a multi-phased review. We're in phase one right now, which is being held in connection with the submission of the Project Notification Form (PNF)," she said. "We've gathered a whole lot of comments and feedback, and we'll take all of that and package it all into a Scoping Determination. Everything we're hearing and all of the comments become a part of that packet, which will shape the project going forward.'

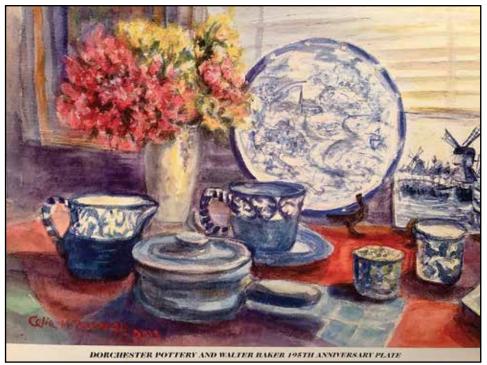
Up next: The BPDA will review and compile the comments and suggestions from the series events in its scoping determination, and Accordia will be required to submit a scoping determination and filing of a draft project impact report, all of which will kick off another series of public meetings.



December 1 December 1	O'con and Market	Ole de Niles 2040 DET	NEL COLOR	00 Malla - D.I	Developed	44/40/00	0000 000
Desmond, Dennis	Simpson, Moriah	Gloria Niles 2018 RET	Niles, Sharon	38 Mallon Rd	Dorchester	11/19/20	\$960,000
Mosmer, Masoum		Dumond, Carmel	Dumond, Frantz	18 Lonsdale St	Dorchester	11/20/20	990,000
Home&Castle LLC		Skidis Paul W Est	Campbell, Colleen M	306 Savin Hill Ave #1	Dorchester	11/19/20	320,000
Kennedy, Sophia		Cutler Elizabeth Est	Cutler, Bettie	60 Nightingale St	Dorchester	11/16/20	136,000
Rodrigues, Antonio		27 Fuller Street LLC		27 Fuller St	Dorchester	11/18/20	1,250,000
Christopher, Michael	Grazioso, Kristin	Ross, Patrick E	Ross, Kathleen E	7 Crockett Ave	Dorchester	11/16/20	760,000
Munroe Investments LLC		Leveille, Ralph	Leveille, Marjorie	31 Hiawatha Rd	Mattapan	11/17/20	890,000
Keane, Kyle M		PNC Bank NA	103 Welles Ave #3R		Dorchester	11/20/20	270,000
Azevedo, Caio		Gardner, Zachary	Mccarthy, James	116-118 King St #1	Dorchester	11/17/20	508,000
Kinney, Erin E		Wilson, Berkley A		65 Beaumont St #2	Dorchester	11/18/20	456,000
Pray, Jasper		Gorham, Robert	Gorham, Caitlin	60 Florida St #1	Dorchester	11/20/20	458,100
Kelly, Daniel	Goggin, Laura	Wallaga, Donald S		706 Adams St #3	Dorchester	11/20/20	455,000
Mclean, Maryssa	Mclean, Timothy B	Bourgault, Jon		5-A Mount Vernon St #4	Dorchester	11/17/20	807,000
Berman, Meredith K		Salinger, David		34 Sudan St #2	Dorchester	11/17/20	585,000
Foley, Rory		Newman, Erin		6 Chickatawbut St #1	Dorchester	11/16/20	465,000
Doherty, Brian H		Frank, Ellen		437 Ashmont St #437	Dorchester	11/16/20	429,500
Lawton, Caroline		Sieczkiewicz Adams St RT	Sieczkiewicz, Gregory	1241-1251 Adams St #B602	Dorchester	11/20/20	750,000
Petitti, Bridget K	Tremblay, Gregory F	Kerr, Kenneth A	Hughes, Katherine	402 Ashmont St #2	Dorchester	11/18/20	648,375

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Dot scenes pay off for Project DEEP





The distinctive blue and cream colors of Dorchester Pottery, which was made in a factory near Clam Point in the first-half of the 20th century, is one subject in Celia's McDonough calendar for 2021. Above, right, the 2021 calendar includes a depiction of an earlier trolley station at Ashmont, circa 1872. Mc-Donough, who is a member of the Dorchester Historical Society, refers to the group's collection of images and postcards to inform her paintings. Images courtesy Celia McDonough

(Continued from page 1) inghouse Hill Unitarian Church, the Englewood Diner, and All Saints Church, as well as a scene depicting the "Remnants of the Seymour Ice Cream Factory" in Port Norfolk. Scattered throughout the calendar are fun facts and markers of important dates in Dot history. Amember of the Dorchester Historical Society, McDonough consistently keeps an eye on the past, drawing from old

photos or postcards and consulting with society President Earl Taylor for historical accuracy.

"In every calendar I try to incorporate some historical scenes. We have such a wealth of history here going back to the 1600s," said Mc-Donough. "This year for one of the months I took an old turn of the century black and white postcard of Ashmont Station, blew it up, and added my own

McDonough will also paint scenes as they are today. "Usually when I paint the calendar, I keep a sketchbook in the car and if I see something I like, I'll sketch it, then paint it, then finish in the studio later," she said. "I'm retired now, so I just constantly paint, I'd say, four to five times a week. Doing a calendar is a year's work, but none of it's for profit. I just love it." The calendar is an im-

portant fundraiser for Project DEEP; Brendan McDonough estimated the annual sales make up as much as 10 percent of the organization's yearly budget. "Obviously I'm biased, but it's great stuff," he said. "Over 25 years of paintings for which she doesn't charge us a penny, and that money ends up paying for summer camps for the kids."

This year, when the pandemic threatened those summer camps and other Project DEEP programming, the organization was forced to switch to remote tutoring and exam prep classes.

"It was a tricky situation where you want to be supporting the kids as much as possible, but at the same time you have to protect against the health issues that come with one-on-one tutoring, which is basically a non-starter," he said. "So, we decided to do it remotely and have kids sign up and drop into [virtual] classes, and we had a great turnout."

While enrollment dropped off slightly due to the Boston exam schools postponing their

Paul F. Nolan of Bonita Springs, FL, a Wil

has been admitted to informal probate

Paul F. Nolan of Bonita Springs, FL has been informally appointed as the Persona

Representative of the estate to serve withou

The estate is being administered

under informal procedure by the Persona

Representative under the Massachusetts Uniform Probate Code without supervision

by the Court. Inventory and accounts are not required to be filed with the Court, but

interested parties are entitled to notice

regarding the administration from Persona

Representative and can petition the Cour

in any matter relating to the estate, include

ing distribution of assets and expenses of administration. Interested parties are

entitled to petition the Court to institute

formal proceedings and to obtain orders

terminating or restricting the powers of

Personal Representatives appointed unde

surety on the bond.



Celia McDonough, shown at her home in Dorchester, has painted watercolor scenes of her neighborhood since the 1990s to create a calendar for the Dorchester Educational Enrichment Program, Project DEEP. Photo by Daniel Sheehan

2020 test, McDonough said the digital pivot made Project DEEP's services even more accessible. "It created an opportunity for us to expand and reach out to different groups of kids who were unable to get to the Murphy School on a regular basis. Now one of our kids could be someone on the other side of Dorchester — the remote classes allow anyone to participate. I could see us in the future doing more of that to get to different neighborhoods.'

He is hoping for a vaccine and a return to nor $mal \, in \, 2021. \, As \, it \, stands,$ it's tough to predict much about next year, but one thing is for certain: Celia McDonough will make another Dorchester calendar, and it will be in demand. "I've been get-ting emails from different states," said her son in noting the calendar's widespread appeal. "Just the other day I got one from someone who lives in Montana, but who is originally from the neighborhood. I think it's special to so many people because it makes them feel like they're back in Dorchester."

Celia chalks it up to a cultural phenomenon: The undying love that 'OFDers' hold in their hearts for the place where they grew up. "It's all about nostalgia. Dorchester people are unique that way, they are loyal followers...I've lived in other parts and I've never seen anything quite like the devotion that Dorchester and formerly from Dorchester people have for their home."

This year's Project DEEP calendars are currently for sale at Coleen's Flower Shop, Cedar Grove Gardens, and College Hype. For more information, visit projectdeep.org.

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SUFFOLK DIVISION BOSTON, MA 02114
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LEGAL NOTICES

WILFORD L. HODGSON To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown. The Complaint is on file at the Court An Automatic Restraining Order has peen entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.

You are hereby summoned and required to serve upon: Bridget Hebbert, 110 Fuller St., Dorchester, MA 02124 your answer, if any, on or before 02/11/2021. If you fail to do so, the court vill proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, ir the office of the Register of this Court.

Witness, HON. BRIANJ. DUNN, First Justice of this Court. Date: November 20, 2020

informal procedure. A copy of the Petition Felix D. Arrovo and Will, if any, can be obtained from the Register of Probate Published: December 10, 2020 Published: December 10, 2020

Activists fear safety net won't catch evictions

By Chris Lisinski State House News Service

New eviction cases for failing to pay rent are on the rise in Massachusetts in the six weeks since a state ban expired, and housing advocates want a stronger response from Beacon Hill given the rise in COVID-19 infection rates and the looming end to a federal moratorium ban.

So far, attempts to remove tenants have taken the shape of a slow-building wave rather than the sudden surge that some feared. Cases were filed in recent weeks at roughly the same rate as before the pandemic, and a federal moratorium will block many evictions from being executed but is due to expire at the end of the year.

But with the pandemic's second surge in Massachusetts accelerating, community groups and activists are concerned that the state is unnecessarily dangling over the edge of widespread housing insecurity.

"We are right at the beginning of the cliff," said Lisa Owens, executive director of the City Life / Vida Urbana group that has urged lawmakers to take additional steps. "This is sort of our last opportunity to act."

To date, the state trial

court system has received 1,882 newly filed residential eviction for failure to pay rent cases since Oct. 17, when the moratorium that had been in place for nearly six months expired. They trickled in slowly at first, with only 70 in the first two weeks, and then rapidly picked up pace.

Over the past two weeks, cases have been filed at roughly the same clip as before the pandemic: 714 in the week of Nov. 16, and 558 in the holiday-shortened week of Nov. 23. On top of those, advocates estimate there are thousands of other eviction cases that had been filed before the state moratorium took effect that could be on the move once again.

Filing an eviction case is in many cases just an early step in the process, and not all filings will result in forceful removal of a tenant. Many cases cannot proceed to the execution stage until 2021 under a separate moratorium the US Centers for Disease Control issued.

Lew Finfer, co-director of the Massachusetts Communities Action Network, said that the year-end deadline – combined with the impending expiration of expanded unemployment supports Congress

created – could prove to be a dangerous turning point.

"It's a bleak situation getting further and further bleaker and moving into a crisis situation as this all mounts up," Finfer said.

In April, during the first peak of the COVID-19 outbreak, Gov. Baker signed a bill placing a moratorium on almost all non-emergency evictions and foreclosures. The legislation did not exempt tenants from eventually making good on financial obligations, but aimed to keep as many people as possible safely housed during the public health crisis and at a time when jobs losses were high due to forced business closures.

Baker extended the temporary ban once, but he allowed it to expire on Oct. 17 and instead unveiled a \$171 million plan

The proposal increased the maximum Residential Assistance for Families in Transition (RAFT) benefit available from \$4,000 to \$10,000 per household, with \$100 million available for the program this fiscal year.

More than 5,800 unique households have received RAFT benefits since April, according to an administration spokesperson. Between

June 1 and Nov. 30, the state paid out \$15.6 million in both RAFT aid and administrative fees to the regional agencies that distribute the funding.

Baker's alternative to extending the moratorium drew praise from many real estate leaders and landlords, who have argued that they do not want to cause housing insecurity but sometimes need to use court filings to resolve issues with tenants.

Greg Vasil, president and CEO of the Greater Boston Real Estate Board, said allowing the temporary ban to end will help state and industry leaders get a clearer sense of the outlook on the ground.

"When I look at this problem, filing the cases isn't the problem. What we need to do is make sure people don't end up on the sidewalk," Vasil said. "I don't think anybody wants to be able to do that. I think what they want to do is look at these cases like an onion. We peel back the first layer and we've solved some of those. Let's work on the second layer and the third laver and see, at the end of the day, when we're finally down to the core of the onion, how many cases are actually left with people with total hardship, and then see what resources we might be able to have to help them out."

Other organizations and leaders aligned with tenants do not share Vasil's optimism about the administration's response.

The RAFT system had a backlog before the new plan, and limits on the expanded funding — such as requiring that tenancy can last for six months or until June 2021 for households with school-aged children — make it «a lot harder» to access, according to Andrea Park, an attorney with the Massachusetts Law Reform Institute.

A free mediation program the administration helped launch with the Office of Public Collaboration has been available for landlords and tenants since Nov. 16, according to an administration spokesperson.

spokesperson.
Several other components of the plan have yet to make tangible impacts, Park said. The administration said it would hire lawyers to help more tenants have legal representation during eviction proceedings, but that project is still getting off the ground.

"Not only are those resources not ready now,



Lew Finfer: "Bleak situation"

there was no way they were going to be ready," Park said. "They were announced five days before (the moratorium) ended. There were people who, on Monday morning after the moratorium ended on Saturday night, got eviction notices, like 'you're going to be out in three days."

According to Trial Court data, nearly 98 percent of defendants in rent-related eviction cases in 2020 did not have a lawyer, compared to just 35 percent of plaintiffs.

Park, Owens, and Finfer said they believe lawmakers should take a more forceful approach, backing legislation co-authored by Housing Committee Co-chair Rep. Kevin Honan that would keep a moratorium in place for a year after the state of emergency's end and offer funds to small landlords financially impacted by the crisis.

That bill (H 5018) has failed to gain traction. In October, Honan said it needed more time and work after it cleared his committee.

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How one student juggles work, college — and a pandemic

By Max Larkin WBUR REPORTER

For a few days each week, Josh Knight goes to class on the subway. He has to: He's on his way to work at the Charlestown YMCA. But he's also a first-year student in the honors program at Framingham State University, which means that even as he boards an Orange Line car bound for North Station, he might be tuned in, via Zoom, to a seminar discussion of education reform or moral reasoning, often trying to be heard in class over the rattle.

Knight works, he says, to time his comments to the "lulls," like when the train stops moving. "I try to shoot my point in, then stop. But this thing is ridiculous," he said with a laugh.

As he cranes forward to listen, you can't help but notice the class ring with a glinting blue stone on his right hand. He wears it every day.

graduate from high learningisn't new to him.



Josh Knight commutes on the Orange Line - and a bus and shuttle - to the Jesse Costa/WBUR photo Charlestown YMCA.

school," Knight says. "But it's one of my proudest accomplishments because I didn't go through what everyone else went through to graduate high school."

He was home-schooled, taking virtual classes at Lighthouse Christian "It took me to 23 to Academy, so remote

Neither is juggling a host of competing priorities and a lot of unpredictability.

But you might wonder: Why this year? Why not postpone college and focus on work and home, like thousands of other students did in Massachusetts alone? Why battle the MBTA for his participation grade?

For Knight, it comes back to his ring. "The other day, I was feeling a little doubtful about what I could and couldn't do," he says. "And I looked at the ring, and I'm like, this is *proof* that I'm a hard worker, and I'm willing to do whatever it takes, as long as it takes, to get wherever I wanna go."

There are a lot of places Knight wants to go and he sees college as a "necessary next step" along the way.

He wants to set the scoring record for the Framingham State Rams basketball team (once play resumes). He wants to build his skills in computer science following in the footsteps of his father Peter, a longtime engineer. He

wants to start a business, launch a podcast, and manage his time better - and more.

So far, he has met more than his share of resistance.

At 23, Knight is the head of household for a family of five, including his parents, his nephew, and an infant niece. He works full-time as the associate aquatics director at the Charlestown Y, monitoring each floor of the complex, checking chlorine levels, supervising lifeguards, and lifeguarding himself.

The pandemic struck just as Knight was about to earn his diploma. He wound up on a springtime furlough when the facility was forced to close temporarily. The Constitution Inn — part of the same complex also closed in March. It had been home to the Knights, crammed into two bedrooms, for years.

At their current apartment in Dorchester, his mother Florence explained how that surprise closure threw the family into the city's market of short-term rentals, including seven moves during the pandemic. To cover the expensive rates at a series of Airbnbs, the family relied on a combination of Josh's pay and — during his furlough — boosted unemployment checks.

It was, sadly, not a new experience. "We've battled with [homelessness] for more than half my life — literally," Knight says. "Shelters, finding places, sleeping on floors, no floor to sleep on at all. Outside, on a beach: we've done it all."

In September, the family tracked down an apartment at the edge of Franklin Park that Josh's salary could cover, if only barely. It's got $enough\,room\,to\,take\,care$ of his infant niece and, at the same time, online classes for him and his nephew. Sitting around the living room, the Knights seem relieved.

It has been a punishing decade. As stable housing remained elusive, three of Josh's half-brothers passed

The Knights are devout Christians, and their faith tends to brighten even those darkest moments. But clearly, Florence and Peter also believe in their son.

"He's suffered a lot of loss and displacement, and kept his strength – and focus," Florence says. "To have gone through so much that he has gone through..." She tears up. Josh comes over to hugher, but he doesn't say much.

Knight may be uncommonly driven. But his circumstances themselves aren't exactly uncommon in higher education today.

Last year, a Temple

University survey of students at Massachusetts public colleges and universities found that 43 percent of respondents had experienced some form of housing insecurity in the prior year.

A spokesperson for Framingham State said the survey found comparable results among their students: 37 percent faced some housing insecurity, while 34 percent had had trouble sourcing adequate food. (Those numbers may be inflated somewhat; fewer than 1 in 10 Framingham State students responded, likely skewing the results.)

It's clear that Josh Knight is a devoted son. Moving briskly on his way to work, he can fire off maxims learned from his father, who emigrated from Jamaica.

'Trial and error, trial and error, trial and success' — that's my favorite," he says. "My ring is a *perfect* example of that.»

For the most part, Knight tends not to dwell on the past or its struggles — instead, he runs on optimism inherited from his parents, the Bible, and the motivational speaker Tony Robbins. And yet he's aware that he has a long, uncertain way to go to earn a de-

While many of his friends started college, on the spot he can only think of one who finished. And with YMCA revenue down, he learned in late November that he'll face a second furlough in December. (He's applying for work at another branch nearer to home.)

Before his shift starts, Knight makes it clear: He feels doubts and worries sometimes. But they're not about the big questions - housing, safety, survival for his family.

"My stress may come from other things, like 'Damn, I have to do this paper," Knight says. Which is pretty weird - seeing that I'm not stressing about home, but stressing about a paper? But it's like, I know it's gonna be OK. No matter what happens."

Knight acknowledges the irony at heart of his story. He's hopeful and hard-working, but only because he hit a rocky bottom that most Americans never approach. In a word, he says again, it's weird."

And yet there are many students facing similar challenges across the state and country who are still seeking their degrees this fall, based on faith in themselves — and in spite of everything else.

This story was published by WBUR 90.9FM on Dec. 1. The Reporter $and \ WBUR \ share \ content$ through a media partnership.

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Poll: Trust in vaccine lower among Black, Latino residents

By Laney Ruckstuhl WBUR DIGITAL PRODUCER

A new poll suggests that an overwhelming majority of Massachusetts residents are willing to take a Covid-19 vaccine, though when they might feel comfortable doing so varies across racial and socioeconomic demographics, raising further concerns about unequal immuni-

The MassINC survey of more than 1,100 residents found that just 7 percent of participants said they will never take the vaccine. However, questions about individuals' preferences for when they get vaccinated revealed that Black and Latino respondents were less willing to do so right

Overall, 36 percent of Massachusetts residents said they will take it "as soon as possible," and 47 percent plan to wait until either a few or many people have taken it. The results provide some confidence that Massachusetts could reach herd immunity, with a large majority of the population saying they would get vaccinated.

Among white Massachusetts residents, 38 percent said they planned to take a vac-

cine right away, compared to 28 percent of Black respondents and 22 percent of Latino respondents. The survey included an oversample of Black and Latino residents to reach more people among those demographics.

The responses varied slightly by gender, too. The rates of who said they would want to take a vaccine as quickly as possible were lowest among women of color:

White men:44 percent; white women:31percent;Black men:36 percent;Black women:19 percent;Latino men:23 percent;Latina women:21 percent.

The survey also asked people about what institutions and leaders they trust when it comes to vaccine information. Across demographics, people most trust their doctors to tell them when a vaccine works and is safe, at 80 percent overall.

At the same time, 61 percent are reluctant to trust the government when it comes to their health care. That concern ranked second among respondents, after worries that potential vaccines had not been thoroughly tested, which 65 percent of respondents said was at least somewhat a reservation for them.

Additionally, the survey quizzed residents on their vaccine knowledge by asking factual questions. It found varying degrees of understanding across demographics, but knowledge was highest among white respondents, Democrats, and higher income levels, implying that those groups have the highest access to accurate information.

Trust in the health care system was also strongest among those with the highest education levels and incomes, according to the poll.

The Massachusetts League of Community Health Centers, which partnered with MassINC on the survey, said the results show a need to demonstrate transparency and safety early in the distribution process, with a focus on groups that are more at risk of the virus, including Black and Latino communities.

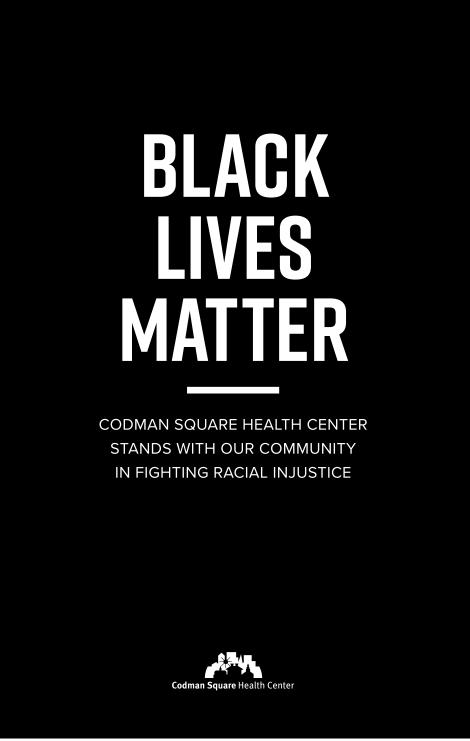
"From being denied ac $cess \, to \, quality, affordable \,$ health care under Jim Crow to being enrolled in medical experiments without their consent, Black Americans, in particular, do not trust that

our health care system has their best interests at heart." said Michael Curry, incoming CEO of the Massachusetts League of Community Health Centers, in a statement.

"Community health centers look forward to

leveraging our unique knowledge and understanding of these communities to help them feel more confident in making decisions during this unprecedented public health emergency," he said.

The survey did not name any specific vaccine among the ones that could be distributed this month or in 2021 in the US. The polling was conducted from Nov. 18 to Nov. 25.



Biden taps Mass General's Walensky to head-up CDC

By Michael P. Norton STATE HOUSE **News Service**

President-elect Joe Biden has chosen the head of the infectious diseases division at Massachusetts General Hospital to serve as the next director of the Centers for Disease Control, which will put Rochelle Walensky at the epicenter of the US coronavirus response and vaccination efforts.

Biden's transition team announced the appointment Monday, along with his nominations of California Attorney General Xavier Becerra as health and human services secretary, Dr. Vivek Murthy as surgeon general, and Dr. Marcella Nunez-Smith as chair of the COVID-19 Equity Task Force.

Biden also officially chose Anthony Fauci as his chief medical adviser on COVID-19, and Fauci will continue as National Institute of Allergy and Infectious Diseases director.

Walensky was described as an "influential scholar whose pioneering research has helped advance the national and global response to HIV/AIDS" and "one of America's most respected experts on the value of testing and treatment of deadly viruses.'

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT PROBATE & FAMILY COURT
SUFFOLK PROBATE & FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
CITATION GIVING NOTICE
OF PETITION FOR
APPOINTMENT OF GUARDIAN
FOR INCAPACITATED PERSON
PURSUANT TO G.L. c. 190B, §5-304
Docket No. SU20P2210GD
IN THE MATTER OF:
HOLLAND A. UNGER-LAFFIN
Of DORCHESTER, MA
RESPONDENT
Alleged Incapacitated Person
To the named Respondent and all other
interested persons, a petition has been filled
WM41thew! Linger of Reverse Mainthe above

interested persons, a pention has been filed by Matthew Unger of Revere, MAin the above captioned matter alleging that Holland A Unger-Laffin is in need of a Guardian and requesting that Matthew Unger of Revere MA (or some other suitable person) be

MA (or some other suitable person) be appointed as Guardian to serve on the bond. The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority. specific authority

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 01/07/2021. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance i you nave to line run written appearance in you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written afficavit stating the specific facts and grounds of your objection within 30 days after the return date. 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named or completely take away me above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the behalf on the above-named person. above-named person cannot afford a lawyer one may be appointed at State expense. Witness, Hon. Brian J. Dunn, First Justice

Felix D. Arroyo
Register of Probate
Date: November 25, 2020
Published: Date

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SUFFOLK PROBATE & FAMILY COURT
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CITATION ON PETITION FOR
EADMAL AD JUDICATION FORMAL ADJUDICATION Docket No. SU20P2007EA Estate of: LEON WILLIAMS

DATE OF DEATH: 04/14/2020 A petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Sharon L. Williams of Dorchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/23/2020

This is NOT a hearing date, but a dead-line by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

Unsupervised Administration Under The Massachusetts Uniform Probate Code (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court Persons interested in the estate are enti tled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of admin-

Witness, Hon. Brian J. Dunn, First Justice of this Court.

Felix D. Arroyo Register of Probat Date: November 10, 2020

> Published: December 10, 2020 **DOTNEWS.COM**

NOTICE

The Dorchester Historical Society is always looking for photographs and high school yearbooks from Dorchester's past.

Due to the pandemic, the Society is closed to the public at this time.



William Clapp House, 195 Boston Street Lemuel Clap House, 199 Boston Street James Blake House, 735 Columbia Road

www.dorchesterhistoricalsociety.org

NOTICE OF TIER CLASSIFICATION **12 ASHTON STREET BOSTON, MASSACHUSETTS** MassDEP RELEASE TRACKING NUMBER 3-0036031 A release of oil and/or hazardous materials (petroleum) has

LEGAL NOTICE

occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. To evaluate the release, a Phase I Initial Site Investigation was performed pursuant to 310

CMR 40.0480. The site has been classified as Tier II pursuant to 310 CMR 40.0500. On or about December 4, 2020, Boston Housing Stabilization, the owner of 12 Ashton Street in Boston, Massachusetts, filed a Tier Classification Submittal with the Massachusetts Department of Environmental Protection (MassDEP). To obtain more information on this disposal site, please

contact Amy A. Roth, LSP, at (603) 369-4190 extension 509. The Tier Classification Submittal and the disposal site file can be viewed at MassDEP website using Release Tracking Number (RTN) 3-0036031 at https://eeaonline.eea.state.ma.us/ portal#!/search/wastesite or at the MassDEP

Northeast Regional Office, 205B Lowell Street, Wilmington, MA 01887, (978) 694-3200.

Additional public involvement opportunities are available under 310 CMR 40.1403(9) and 310 CMR 40.1404.

Page 16 THE REPORTER December 10, 2020 dotnews.com



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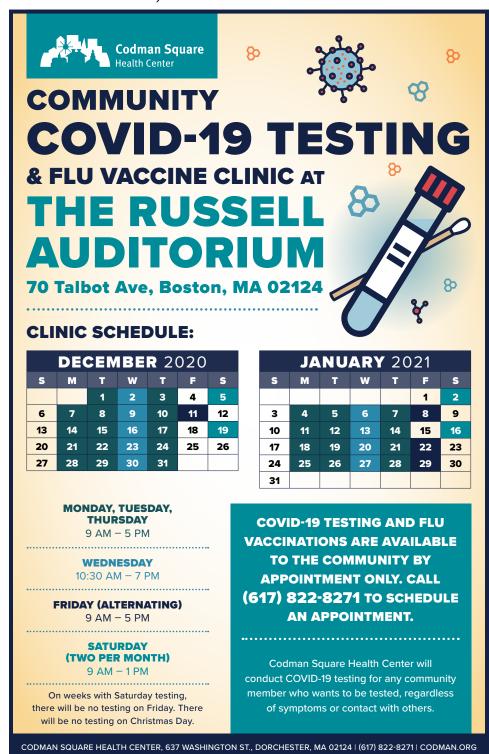
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KEYSTONE DONATION DRIVE

The BGCD Keystone Club is holding a donation drive looking for new hats, gloves, scarves and canned goods to support one of our local shelters.

Donations can be dropped off at our Marr or Denney Center locations from now until Dec. 23rd from 8am - 4pm Monday through Friday.



BGCD Keystone Club Hosts December Donation Drive: See details below.

CONNECT THE DOT: BGCD Keystone Club Hosts

December Donation Drive: Help BGCD's Keystone Club give back this holiday season. Our teen leaders are holding a donation drive collecting new hats, gloves and scarves. They are also collecting canned goods to support one of our local shelters in need. Please take note that we can only take new items and are unable to accept any used items. All donations can be dropped off at our Marr Building or Denney Center locations between now and December 23rd from 8am - 4pm Monday through Friday.

Marr Location: 35 Deer Street, Dorchester, MA 02125. Denney Location: 270 Mount Vernon Street, Dorchester, MA 02125

For more information, please contact Teen Director Ariana at anazario@ bgcdorchester.org. FIND OUT WHAT'S INSIDE:
BGCD to Host Flu Vaccine Clinic at
Marr Clubhouse: We are pleased to
announce that we will be partnering
with Tufts Health Plan and CVS

Pharmacy to host a Flu Vaccine Clinic on Saturday, December 12th at our Marr Clubhouse located at 35 Deer Street. The Clinic will be open to the Dorchester community, parents and members alike. For those who have health insurance, CVS will bill your respective health insurance plans. Those without health insurance will also be accepted. You will need to RSVP in advance to ensure enough vaccines on-site that day. Please register yourself and family members at https://www.cvs.com/vaccine/ intake/clinic/vaccine-select?clinicID=B 22A23CC5D27AE071DC1CB60DD043 F7A. Please note, spots will be filled on a first come, first serve basis. For more information please contact Mike Joyce



DID YOU KNOW:

Dorchester Restaurants to Host Toy Drive in Support of BGCD Members: Yellow Door Taqueria and Lower Mills Tavern are making spirits bright this holiday season. Throughout the month of December they will be hosting a **Christmas Toy Drive at both restaurants** to support the children of BGCD! Each **BGCD** Learning Hub will host a small and safe holiday party with a visit from Santa and the opportunity to choose a special toy from the donated items. We kindly ask you to please only drop off new and fully packaged kids toys and academic tools so that they can be properly cleaned & sanitized. Thank you to our friends at Yellow **Door Taqueria and Lower Mills Tavern** for hosting this holiday toy drive and for always thinking of ways to support our children and families! We are so grateful and hope we can all continue to support each other in meaningful ways this holiday season.

UPCOMING EVENTS

Elevate Youth Hike December 12

Middles School Group Meetings December 14, 15 & 16

> College Fellows Meeting December 15, 16 & 17

Both Middles & College Fellow sessions are 30 minutes in length.

*Please note these events are either virtual or will be following all COVID-19 safety restrictions while meeting.



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RECENT OBITUARIES



BRADLEY, Peter **"Duff"** of Hyde Park, 62, formerly of Neponset. Peter was the son of the late Mary C. (McInnis) and the late Arthur J. Bradley. Brother of Arthur Jr. and his wife Mary Lou of Bridgton ME; the late Mary Ellen Blake and husband, Fran, of Middleboro; Joanne Ryan and husband, Patrick, of Plymouth; Dorothy Kehoe and husband, Richard, of San Diego; the late Michael J. of Hanson; Beth Ann Bradley Johnson of Plymouth. Father of Francine Amentola. Grandfather to 2 and great grandfather to 1. Also survived by many nieces and nephews. Pete was a retired member of Carmen's Union, Local 59 He had also a Commission-Deputy er for the State Boxing Commission.

BYRNE, James E., 75, of Hanson. Jim was born in Boston to the late James E. and Virginia (MacNamara) Byrne. OFD, he relocated to Hanson when he married. He served in the Air Force Reserves. He was a member of IBEW 2222 where he dedicated more than 30 years as a



telephone technician. He was predeceased by his son, James E. Byrne. He is survived by his wife of 48 years, Terese, and the Montavon family; their daughter Lee of Hanson, husband Richard S. Sentnor and their three children; his sister Barbara (Byrne) Byron of Norfolk and husband Walter. Memorial donations may be made in memory of James E. Byrne to one of the following: The White Mountain Trail Collective https://secure.givelively. org/donate/white-mountain-trail-collective WMTC, PO Box 26, Ashland, NH 03217 or Hospice of the South Shore please go to https:// southshorehealth.org/ donate and select "Hospice of the South Shore;" 30 Reservoir Park Dr., Rockland, MA 02370.



DONALD, Layefor**est** (**Hamm**), 72 of Dorchester. Wife of Joseph L. Donald, Sr. of Dorchester. Loving mother, grandmother, great-grandmother. She is also survived by a loving host of other relatives and dear friends.



GIBSON, Elaine of Mattapan. Raised in

Dorchester, she was the voungest of four siblings. A graduate of Commonwealth School, Emmanuel College and Suffolk University. A dedicated educator, Elaine retired after 30 years of service to Boston Public Schools as a Teacher, Administrator, and finally Principal of Lucy Stone Elementary School. Mother of Robyn and Reann Gibson, daughter of Mary E. Gibson, sister of Stanley and Carolyn Gibson. She is survived by a network of extended family and friends and hundreds of students whose lives she



MAGISTRO, Frederick J. Sr. "Papa" of Holbrook, formerly of Dorchester, Malden and New York, 96. Born in New York, NY to the late Salvatore and Carmela (Galasso) Magistro, Fred was raised and educated in Malden. He was a World War II veteran. Husband of Lillian J. (Del Dotto) Magistro. Father of Theresa Magistro of Holbrook, Carmella Silva and her husband Frank of Holbrook and the late Frederick J. Magistro, Jr. Father-in-law of Linda Magistro. "Papa" of 4. Fred was predeceased by 14 siblings, most re-cently Frank Magistro, Irene Giglio, Josephine Giacobbe, and Salvatore Magistro. "Papa" was also survived by many nieces, nephews, cousins, extended family and friends.

O'BRIEN, Sheila M. (McDermott) of Dorchester. Companion of Tom Wasiolek of Dorchester. Mother of Mary Catherine McLaughlin and her husband Michael of Dorchester, and Frankie O'Brien and his wife Miranda of Dorchester.



Grandmother of 4. Sister of Joseph McDermott, Karen McHale, Joan McDermott, and the late William and Stephen McDermott. Also survived by many nieces, nephews, and friends. Donations in memory of Sheila may be made to the Juvenile Diabetes Foundation, 60 Walnut St., Wellesley, MA 02481.



PAVLAKIS, Lois J. (Carver), she was the daughter to the late Abraham and Sophie Carver and her stepmother, the late Marcella Carver. Lois leaves behind her husband of 50 years, Paul Pavlakis of Greece and Boynton Beach, Florida, the late Paul H. Quint, and her two daughters; Nancy Scholnick and Stephanie Weinstein. Lois was mother-in-law to David Scholnick and Jason Weinstein as well as cherished grandmother (Meme) to 4. Lois also leaves behind her sister, Marsha Futterman, her brother-in-law, Carl Futterman, Judy and James Singer. She also leaves behind many cousins, and fans! Donations can be made in Lois' memory to Jewish Family and Children's Services 1430 Main Street, Waltham MA 02451.



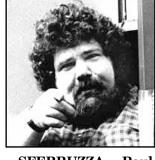
PEDDIE, Beryl D. (Morrison) of Dorchester. Wife of the late Silford Peddie. Mother of Kennedy Williams, Kenneth Williams and his wife Benita, Cecillia Williams and her husband Angel Andrades, Sharon Williams and her husband Randy Miller, and Youlette Miller, and Wilson. Grandmother of 17. Great-grandmother of 15 great-grandchildren. Sister of Lascelles Morrison, and 7 late siblings. Also survived by many nieces, nephews, and friends. Donations in memory of Beryl may be made to St. Jude Children's Research Hospital, or to Life Outreach International.



ROEVER, Mary (Cifrino), the last original heir to the first supermarket in the world, Supreme Markets in Dorchester, 92. She was predeceased by her husband Luis C Roever, to whom she was married for 54 years. She leaves behind a daughter Diane (Roever) Scott in Georgia and a son Geoffrey Roever and his spouse Kathy (O'Leary) Roever in Needham along with grandchildren, and great-grandchildren. She was predeceased by her brothers Paul, James and John Cifrino, and her sisters Anne Garvey, Elizabeth Cifri-

no and Eleanor Flynn.

QUIGLEY, Elinor
L. (Sullivan), 82, of Quincy, formerly of Dorchester. Elinor was the wife of the late David R. Quigley and the mother of David Michael Quigley, Paula Hurley and her husband Philip, Christine Quigley, Kathleen Brodeur and her husband Donald, John Quigley, Brian Quigley, Kenneth Quigley and his wife Susan, and the late Martin Quigley. She was the proud grandmother of 18 grandchildren and great-grandchildren. She is also survived by her youngest brother Brian Sullivan and many nieces and nephews.



SFERRUZZA, Paul D. "Tank," 67 Boston Radio Personality. Paul leaves behind his partner Elaine Keating Pridham of Dover, NH, as well as his brother Joseph of North Carolina and sister Joann of Carver and their families. Paul was born in Cambridge to Paul and Irene and lived throughout Greater Boston most of his life.His radio career radio started in 1977 when he volunteered to answer the "listener line" at WBCN Radio. Paul rose through the ranks as WBCN van driver, producer, voice of "YOOP," and sports reporter/director, and then as sports reporter at WZLX until his retirement in 2003. Donations may be made to the Paul "Tank" Sferruzza Memorial Scholarship, PO Box 1204, Marshfield, MA 02050.

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Question: What is the value in upgrading three-deckers to fit in a carbon-neutral community? 'Future Decker' seeks answers existing three-deckers. pleted, but he did note

(Continued from page 1) technical analysis of how to "chart a path to carbon neutrality" after the mayor committed four years ago to reaching that goal by 2050.

"We took those results and then engaged in a year-long planning effort to identify and map out our highest priority strategies to bend that curve and get on track to cut out emissions," Eshel said.

An analysis of the city's most recent inventory report shows that about 29 percent of emissions come from transportation; 70 percent come from buildings; and a small percentage from waste water treatments and the city's old natural gas system.

Eshel broke down the different types of the city's building stock by their emissions output.

"About 50 percent of that is large buildings big, affordable housing projects and other commercial and institutional buildings. But about 20 percent comes from smaller buildings, including single-family homes up to about six units, she said.

"We have a lot of those buildings in the city and they account for about a fifth of our emissions."

The city's housing stock includes about 13,000-14,000 three-deckers, many of which are owner-occupied.

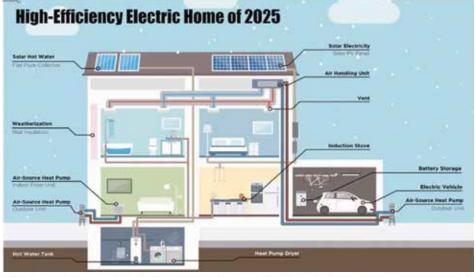
"What's really neat about them is that 40 percent are owner-occupied. That means there's a real opportunity because if you also live in [one], you're more likely to be willing to invest in energy efficiency because you're also going to benefit from having more insulation, better air sealing; it's going to benefit you, too," said Eshel.

Many three-deckers operate on oil or gas heat, the type of energy the city is attempting to transition away from in favor of cleaner energy sources, like heat pumps, solar panels, and air sealing. "There's also a great, flat roof-deck on a lot of [them], and that's a great opportunity for solar," said Eshel.

The city's current policy efforts to retrofit existing buildings focuses on implementing the action plan released last year, which primarily dealt with large buildings.

"We're developing mandatory carbon targets for those existing large buildings first. That being said, we know that there are lots of other buildings in Boston and some of our other work is more geared toward resources," said Eshel.

"We want to develop a resource hub so that building owners and residents can connect with a team of folks at the city who could connect them





Slides from the presentation in the Future Decker conversation series.

with financing resources and one on one support."

We're also partnering with affordable housing providers to demonstrate different retrofit technologies. It's one thing to know that new technology is out there; it's a completely different thing to actually try it out and see how it works in the field."

The Boston Planning and Development Agency (BPDA) is also developing design guidelines for climate resilience and Eshel said the city hopes to look at what it would mean to retrofit a three-decker both from "an energy and emissions standpoint while also thinking about those that might be in the floodplain."

She went on to say that the city is thinking about how to do all this together and not having to continually renovate three-deckers because of climate impacts.

Galen Nelson, chief program officer at Massachusetts Clean Energy Center, said that statewide emissions are coming from sources similar to that of Boston's.

"I think it's important to note that new construction gets a lot of attention— the fancy, new, high performing buildings that are getting built in Boston and in the surrounding communities in the state," he said. "But existing buildings are really our greatest decarbonization challenge, and 85 percent of the building environment in 2050 will be buildings that exist today. Getting the construction right is important, but we need to work together as a community to tackle existing

buildings."

Nelson explained that a city and state collaboration to retrofit three-deckers would keep the historic housing stock viable well into the 21st century in areas of the city where climate change in the form of coastal flooding and stormwater inundation is a growing threat.

They are "culturally and historically important to Boston and the region and that is why we wanted to focus attention there." He said the collaboration "could have a substantive impact" on three-deckers that could also "help inform retrofit work in other building typology."

He added that the "best way to preserve" them is via upgrading and not leave them in place as obsolete "carbon-heavy relics" of the past. "If we can identify ways to retrofit them sensitively and cost-effectively, ne said, "I think that will be our best shot at preserving this really important housing typology."

According to Gelson, the high efficiency home of this century should include effective air-sealing; electrified heating and cooling systems; induction stoves; and a design that would consider "the transportation side," making space for charging infrastructure for electric vehicles.

"Unfortunately, we often see the glossy visions of the future, but this is really our reality right now," he said, noting the city's many three-deckers and smaller houses while pointing to a slide containing a rendering of the model electric home.

There would be significant challenges facing the owner of a three-decker who is looking to retrofit for energy efficiency, though.

"There are some difficult conditions that present some fairly serious barriers to performing the type of energy retrofitted that we need," said Nelson, referring to pictures displaying several different complications.

Massachusetts Clean Energy Center, in partnership with the city's housing innovation lab and the BSA, launched a program calling for design proposals to retrofit three-deckers.

Said Nelson: "We wanted to focus attention on this housing typology and bring the best of what Boston and national designers had to offer, we wanted to challenge the community to develop replicable, scalable retrofit approaches" for

The design challenge includes two tracks, one design for a three-decker retrofit, and a separate one for retrofitting and the addition of another unit to bring in additional revenue. A total of 13 designs were submitted and evaluations are under way, said Nelson.

"A lot of the applicants thought about the opportunity to add another unit and how that could change the project economics and provide additional revenue streams to owner occupants," he said. "We asked them to also consider the carbon content of the materials planning to use as a way to begin to trigger more critical thinking about the materials we are using to retrofit our buildings.'

"A lot of applicants did fully electrify and we were very happy with the variety of approaches we saw. A couple of applicants had very creative approaches to addressing the tenant/landlord split incentive."

He added: "We were really happy with the proposals and we will be inviting the community to weigh in on a Peoples' Choice award when we make them public on our website.'

Anatol Zuckerman, an architect, asked if there would be any competition for new three-decker designs. Nelson answered that "we're not doing that this time." He went on to talk about some focus "on high performance small multi-family buildings" but said that the competition is about identifying future possibilities for the three-deckers in place

Eshel added that the team could potentially look at new designs in a different segment of the "Future Decker Series."

Another architect, Saul Accetta, asked about the logistics of implementing a fourth unit in a retrofit design. Nelson couldn't reveal any specific design elements until the evaluation process is comthat there will be many three-deckers and other multiple-unit homes "where adding a unit is either not feasible, doesn't make sense, too difficult to get around zoning challenges or other barriers, but there may be many where it does make sense, and in those cases, adding an additional unit really changes the project economics in a very exciting way which is why we included that tract in the design commission."

He added that once the city and state are able to locate financing, and actually start doing some retrofits, the organizations involved will be better able to understand the payback.

"We need to get down to serious business here," he said. "We have our eye on funding, working with our partners at the Department of Energy Resources to identify funding to actually pay for some retrofits in both affordable housing and market rate housing based on either in part or entirely the designs that are identified in this competition," he said.

"That will allow us to better understand and confirm the energy performance. There's a reason why we've invested so much in energy efficiency and that's because we know it pays back. We have a high degree of confidence in that, but we don't exactly know what the cost of those retrofits will be. So by building out these projects we'll better understand what those paybacks periods will be and that's why we've contemplated this additional unit."

Wandy Pascoal, a Housing Innovation Design Fellow at the city's Department of Neighborhood Development, said, "In order to do some of these changes we really have to tap into the financial resources that exist."

The BSA will host another Future-Decker Series event on Wed., Dec. 16, to discuss afford-

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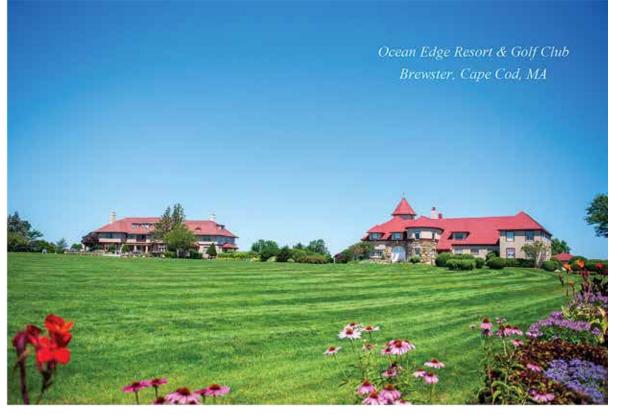
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